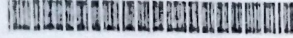


2012

11/9/2012



Tuesday, September 11, 2012

11:28:36 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6860

दिनांक 11/09/2012

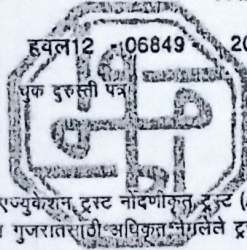
गावाचे नाव कोंढवा खुर्द

दस्तावेजाचा अनुक्रमांक

दस्तावेजाचा प्रकार

हवेली 12 - 06849 - 2012

एक दुरुस्ती पत्र

सादर करणाराचे नाव: मिरा एज्युकेशन ट्रस्ट नोंदणीकृत ट्रस्ट (AAATM4953A) मुख्य कार्यालय  
बडोदा गुजरातराठी अधिकृत नोंदलेले ट्रस्टी परेश ललीतकुमार बाबरीया -

नोंदणी फी

:-

100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:-

960.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -&gt; एकत्रित फी (48)

एकूण रु.

1060.00

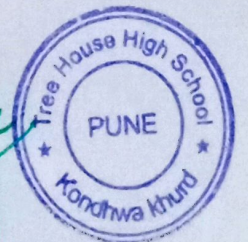
आपणास हा दस्ता अंदाजे 11:43AM ह्या वेळेस मिळेल

दुय्यम निबंधक  
हवेली 12 (कोंढवा खुर्द)

बाजार मूल्य: 32032000 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 846700 रु.

सह. दुय्यम निबंधक  
हवेली क्र. १२, पुणे शहर

PRINCIPAL



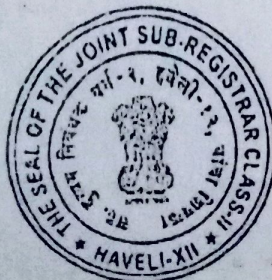
CUSTOMER COPY	
Scroll No.	000164 Date 7/9/12
Franking Value	Rs. 8,46,700
Service Charges	Rs. 1.6
Total	Rs. 8,46,716
Name & Add. of the Stamp Duty Paying party Mira Education Trust, Vadodara	
(PAN No. ) Cash/DD/Pay Order D.D., PUNE	
Date: 05/9/12	
Bank/Branch: Kalyani Bank (Pune)	
Through Name: Indira	
CASH / D.D. RECEIVED	
I declare that I have checked the linked and the WMDC Ltd. is not liable for anything related to the document.	
Signature	
(For WMDC Office use Only)	
Franking Sr. No.	
Tran. ID	Authorised Signatory

WMDC Ltd. Pune, Ph: 25533324/2526 Franking Deposit Slip

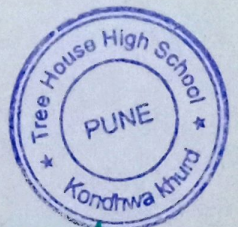
### DEED OF RECTIFICATION -II

(of Lease Deed dated 02<sup>nd</sup> December, 2011 )

This Deed of Rectification is made and executed at Pune on 11<sup>th</sup> day of September, 2012 by and

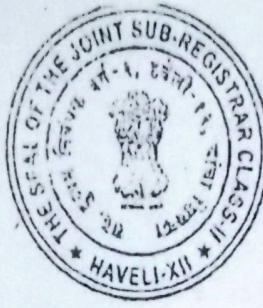


ह व ल-१२		
६८९	१	५९
२०१२		



*Signature*  
**PRINCIPAL**





ह व ल-१२		
६८४	२	५९
२०१२		

Between

1) Mrs. Parvin Rashid Pansare

Age: 42 years, Occupation: Business, residing at A-13/12,  
Kubera Park, Kondhwa Road, Pune - 411 040, PAN:  
AAVPP4546M;

2) Mr. Saad Rashid Pansare

Age: 18 years, Occupation: Student, residing at A-13/12,  
Kubera Park, Kondhwa Road, Pune - 411 040, PAN:  
BWSPP5013R;

3) Ms. Sumaiya Rashid Pansare

Age: 24 years, Occupation: Student, residing at A-13/12,  
Kubera Park, Kondhwa Road, Pune - 411 040, PAN:  
ATPPP7416D; through her Power of Attorney holder  
Mrs. Parvin Rashid Pansare

4) Mr. Rashid Rehman Pansare

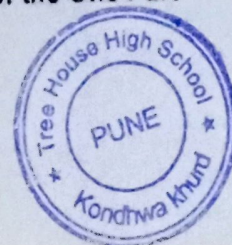
Age: 50 years, Occupation: Service, residing at A-13/12,  
Kubera Park, Kondhwa Road, Pune - 411 040, PAN:  
ABHPP2285Q;

5) Smt. Fatemabi Rehman Pansare

Age: 76 years, Occupation: Business, residing at A-13/12,  
Kubera Park, Kondhwa Road, Pune - 411 040, PAN:  
AAXPP9094Q; through her Power of Attorney holder  
Mr. Rashid Rehman Pansare

Hereinafter called or referred to as the "Lessors" (which  
expression shall, unless repugnant to the context or  
meaning thereof, mean and include their respective heirs,  
executors, administrators and successors)

.....Party of the One Part



*[Signature]*  
**PRINCIPAL**



Western Maharashtra  
Development Corporation  
Ltd., 2nd Floor, Rubens  
Chambers,  
Shreejainagar, Pune 411005.  
D-5/STP(V)/C.R.1014/  
2360-63/04

भारत 29503  
193034



INDIA

SPECIAL  
ADHESIVE  
महाराष्ट्र  
SEP 07 2012

15:18

R.0846700/-PB5088

STAMP DUTY MAHARASHTRA

FOR W.M.D.C. LTD.

AUTHORISED SIGNATORY

हमट मुद्रांक फ्रँकिंग अफ्टर व्हायवेट सॅम्प खासी तपासले  
व एन.एच.एन./संचयित प्राधिकृत अधिकाऱ्याची  
दोषधरीकरण संदर्भ साधून, येळ बरोबर आढळून आला

रा.ह. पुरवठा निदेशक

हवेत्की क्र. १२, पुणे शाखा

वस्तुच पत्र (Nature of Document)	Lease Deed
रजिस्ट्रेशन तपशील (Registration Details)	Registrable / Non Registrable Name of S.R.O. HVZ - 12
उत्पाद युनिक नंबर (Franking Unique No.)	29503 / 923032
पिढकतीचे थोडक्यात वर्णन (Property Description in brief)	पोजे Kondhwa Tal. स.नं./सिटीएस नं. १२ (Village Tal. S. No./C.T.S. No. Area)
सोबदना रक्कम (Consideration Amount)	No-Consideration
मुद्रांक कर मिळालेला नाव पक्षकार - १ नाव (Name of Purchaser - 1 Name)	Mira Education Trust
दस्तावेजाचे पक्षकाराचे नाव (Name of the other Party)	Rashid Pansate
हस्ताक्षर करणारे नाव व पत्ता (If through Name & Address)	Adv. Laxmi Anand Joshi
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.)	(अक्षरी म. 8,46,700/- In words Rs. 8,46,700/-)

And

FOR W.M.D.C. LTD.

Mira Education Trust,

AUTHORISED SIGNATORY

a Public Trust registered under the provisions of The Bombay Public Trusts Act, 1950, having its registration no. E/4684/Vadodara and having its address at After Kalali Crossing, Atladara main Road, Vadodara, PAN: AAATM4953A, represented by Mr. Paresh Lalitkumar Babaria - Authorized Trustee, Age: 50 years, Occupation: Business, having his office at 2B, 64, Rustomji Complex, Rustomji Regency, Jaswant Sawant Road, Dahisar (West), Mumbai - 400 068,



Hereinafter called or referred to as the "Lessee" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its trustees from time to time, sole surviving trustee, successors of last surviving trustee and assigns)

PRINCIPAL

Part of the Other Part

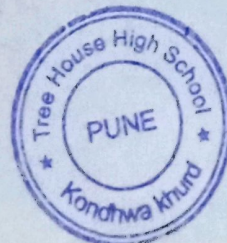




ह व ल-१२		
६४९	४	५९
२०१२		

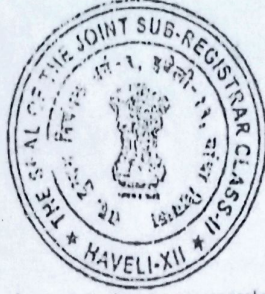
WHEREAS :

1. The Lessors are seized and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No. 3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, alongwith proportionate right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total carpet area of 2,475 sq. mtrs. (excluding basement) constructed on the Lands the same and owned by the Lessors. (Hereinafter called or referred to as the "Premises").
2. The Lessors and Lessee have executed the Lease Deed dated 02<sup>nd</sup> December, 2011 ("the Said Deed") whereby the Lessors have granted a lease of the Premises to and in favour of the Lessee for a period of 29 (Twenty Nine) years commencing from 01-01-2012 and ending on 31.12.2040 for certain monthly compensation and upon the terms and conditions as mentioned in the Said Deed. The copy of the Said Lease Deed dated 02<sup>nd</sup> December, 2011 is annexed hereto and marked as Annexure-A.



*[Signature]*  
**PRINCIPAL**





ह व ल-१२		
२०१२	५	५९
२०१२		

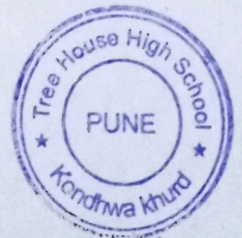
3. The Lessors and Lessee have executed the Deed of Rectification dated 29/06/2012 whereby the Parties to the Said Deed have mutually to change the Lease Rent for period of 18 (eighteen) months commencing from 01.07.2012 upto 31.12.2013 to be paid to the Lessors by the Lessee and thereafter the lease rent will be the same as mentioned in the said Lease Deed.
4. Now the Parties to the Said Deed have mutually decided to execute another Deed of Rectification to extend the period of Lease from 29 years to 33 years i.e to say extension of four years.
5. By this Deed of Rectification only the clause mentioned below is changed and the other terms and conditions of the Said Deed are remains the same.

**NOW THIS DEED OF RECTIFICATION WITNESSETH:**

1. It is agreed between the parties to this Deed of Rectification that only the clause mentioned below are changed -

A. Clause No. 1 of the said Deed shall stand rectified and read as under:

1. In consideration of the rent and Lessees covenants' hereinafter reserved and contained, the Lessors do and each one of them doth hereby demise unto the Lessee all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. 3/1/19B admeasuring 00 Hectare 01 50 Ares, c) Survey No. 38 Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out



*Maya*  
**PRINCIPAL**





ह व ल-१२		
६८९	६	५९
२०१२		

Ares, aggregating to 00 Hectare 07 Ares, alongwith proportionate right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total carpet area of 2,475 sq. mtrs. (excluding basement) constructed on the Lands the same and owned by the Lessors as stated in the recitals hereof (hereinafter called or referred to as the "Premises" and are more particularly described in the Schedule hereunder written) for a term of 33 (Thirty Three) years commencing from 01-01-2012 and ending on 31.12.2044.

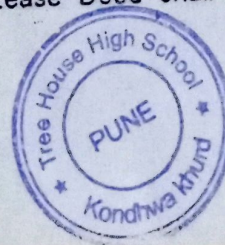
B. Clause No. 2 of the said Deed shall stand rectified and read as under:

2. The Lessee shall pay to the Lessors lease rent as is more particularly detailed hereinbelow:
- D) For the balance period of Four years out of the total lease period of thirty Three years, commencing from 30<sup>th</sup> year of lease, the Lessee shall pay to the Lessors rentals escalated by 3% after every twelve months on the then prevailing monthly rent.

C. Clause No. 15 (b) of the said Deed shall stand rectified and read as under:

b) The Lessors shall not have a right to terminate the lease during the entire lease period of 33 (Thirty Three) years except in case the Lessee commits three consecutive defaults in making payments of lease rent hereunder reserved in terms of the understanding recorded under these presents and does not rectify the same.

2. It is further agreed between all the Parties hereto that this Deed of Rectification shall be a part of the Said Lease Deed dated 02<sup>nd</sup> December, 2011 and other terms & conditions as mentioned in the Said Lease Deed shall continue and remain in force as it is.



*[Signature]*  
PRINCIPAL





६ १ १-११		
६८४	१०	५९
२०१२		

IN WITNESS WHEREOF the parties have signed these presents, in duplicate, the day and year first hereinabove mentioned.

SIGNED AND DELIVERED )

By the withinnamed Lessors )

in the presence of )

✓ Pansare

1) Mrs. Parvin Rashid Pansare

✓ Pansare

2) Mr. Saad Rashid Pansare

✓ Pansare

3) Ms. Sumaiya Rashid Pansare

through her Power of Attorney holder

Mrs. Parvin Rashid Pansare

AP Pansare  
4) Mr. Rashid Rehman Pansare → AP Pansare

AP Pansare  
5) Smt. Fatemabi Rehman Pansare → AP Pansare

Through her Poer of Attorney holder

Mr. Rashid Rehman Pansare.

SIGNED AND DELIVERED For Mira Education Trust

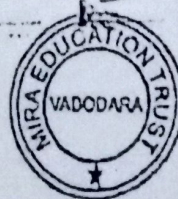
by the withinnamed Lessee )

through its Authorised Signatory

in the presence of

For MIRA EDUCATION TRUST

P. S. Sarsani  
Trustee



Authorised Signatory

Witness

①

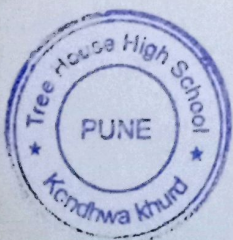
Phan Sullam Ghosh

11.11.12

Jaishankar

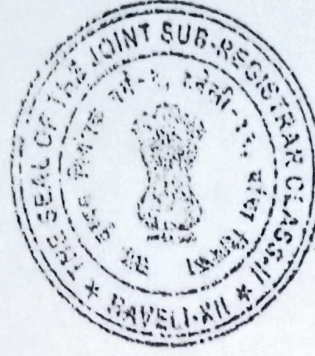
जाकार सुजावर याल

६६५५५५ रामटेकडी पुणे. १३



Principal  
PRINCIPAL





ह व ल-१२		
६८९	८	५९
२०१२		



हवेली ६
९९९५ ९/३३
२०११

Lease Deed

made and executed at Pune on this 27th day on December 2011

Between

1) Mrs. Parvin Rashid Pansare

Age: 40 years, Occupation: Business, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: AAVPP4546M;

2) Master Saad Rashid Pansare

Age: 17 years, Occupation: Student, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: Applied for; through his guardian Mr. Rashid R Pansare



*[Signature]*  
PRINCIPAL





ह व ल-१२		
६८४९	१९	५९
२०१२		

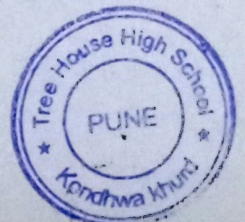
CUSTOMER COPY	
Sc 000102	Date: 12-11
Franking Value Rs.	7.55.000
Service Charges Rs.	10
Total Rs.	7.55.010
Name & Add. of the Stamp Duty Paying party <u>Mira Education Trust</u> <u>Ahadnori main Road</u> <u>WMDC, PUNE</u>	
(For WMDC Office use Only) Cash/DD/Pay Order No. <u>60,000</u> Date: <u>20-11-11</u> Bank/Branch <u>Kotak Mahindra Bank</u> Through Name: <u>MIRASHI D. D. RECEIVED</u> SIGN <u>[Signature]</u> that I have checked the value franked for the WMDC Ltd. and it is applicable for anything related to the document. Signature (For WMDC Office use Only)	
Franking Sr. No.	<u>6</u>
Train ID	<u>99991 2/33</u>
*Subject to realisation.	

WMDC Ltd. Pune. Ph.: 2553332/4, 25526. Franking Deposit Slip



ह व ल-१२
९९९९१ २/३३
२०१२

PRINCIPAL







INDIA

100036

14:04

R07550001- PB5082

STAMP DUTY MAINTAINED

पुणे न्यायिक प्रसिद्धि अल्ट्रा ध्यायलेट सं. १५०  
पुणे न्यायिक अल्ट्रा ध्यायलेट सं. १५०  
पुणे न्यायिक अल्ट्रा ध्यायलेट सं. १५०  
पुणे न्यायिक अल्ट्रा ध्यायलेट सं. १५०  
पुणे न्यायिक अल्ट्रा ध्यायलेट सं. १५०  
पुणे न्यायिक अल्ट्रा ध्यायलेट सं. १५०  
पुणे न्यायिक अल्ट्रा ध्यायलेट सं. १५०  
पुणे न्यायिक अल्ट्रा ध्यायलेट सं. १५०  
पुणे न्यायिक अल्ट्रा ध्यायलेट सं. १५०  
पुणे न्यायिक अल्ट्रा ध्यायलेट सं. १५०

FOR W.L.D.C. LTD.

AUTHORISED SIGNATORY

- 3) Ms. Sumaiya Rashid Pansare  
Age: 23 years, Occupation: Student, residing at A-13/12, Kubera Park,  
Kondhwa Road, Pune - 411 040, PAN: ATPPP7416D; Through her Power of  
Attorney holder Mrs. Parvin Rashid Pansare authorised under Power of  
Attorney 25-05-2011 and registered at Sr. No. 4235 of 2011 in Book No. IV  
at the office of Sub-Registrar, Haveli No. XII, Pune
- 4) Mr. Rashid Rehman Pansare  
Age: 50 years, Occupation: Service, residing at A-13/12, Kubera Park,  
Kondhwa Road, Pune - 411 040, PAN: ABHPP2285Q;
- 5) Smt. Fatemabi Rehman Pansare  
Age: 76 years, Occupation: Business, residing at A-13/12, Kubera Park,  
Kondhwa Road, Pune - 411 040, PAN: AAXPP9094Q;

Hereinafter called or referred to as the "Lessors" (which expression shall,  
unless repugnant to the context or meaning thereof, mean and include  
their respective heirs, executors, administrators and successors)

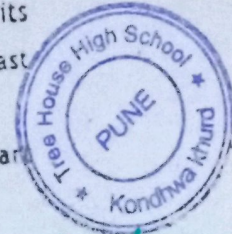


हवेली-१२  
Party of the One Part  
ECL890049  
२०१२

Mira Education Trust,  
a Public Trust registered under the provisions of The Bombay Public Trusts  
Act, 1950, having its registration no. E/4684/Vadodara and having its  
address at After Kalali Crossing, Atladara main Road, Vadodara, PAN:  
AAATIA4953A, represented by Mr. Paresb Lalitkumar Babaria -Authorized  
Trustee, Age: 50 years, Occupation: Business, having his office 2B, 64,  
Rustomjee Complex, Rustomji Regency, Jaswant Sawan Road, Dahisar  
(West), Mumbai - 400068.

Hereinafter called or referred to as the "Lessee" (which expression shall,  
unless repugnant to the context or meaning thereof, mean and include its  
trustees from time to time, sole surviving trustee, successors of last  
surviving trustee and assigns)

हवेली ६  
Party of the Other Part



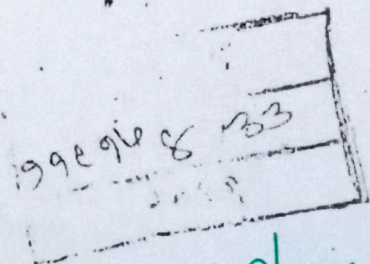
PRINCIPAL



दस्तावेज प्रकार (Nature of Document)	Lease Deed
दस्तावेज नोंदणीचे तपशील (Registration Details)	Registered / Non Registrable Name of S.H.O. Haveli - 6
दस्तावेज नोंदणी क्रमांक (Franking Unit No.)	76794/100036
मालकीचे शीटव्याप्त वर्णन (Property Description in brief)	पोंजे ता. स.न./सिरीस नं. _____ क्षेत्र _____ (Village) Kandhwa Khur Haveli S. No./C.T.S. No. 38 Area 07. Ares
मोलदला रक्कम (Consideration Amount)	1.50,98,750/-
गुप्तचर घटनेचे नाव (Stamp & Signers Name)	Mita Education Trust
दस्तावेज करणारे व्यक्तीचे नाव (Name of the other party)	Mrs. Parvin Rashid Pansare
दस्तावेज करणारे व्यक्तीचे नाव (If through Name & Address)	Adv. M.S. Jhandar Dhayan Wadi Pune
दस्तावेज करणारे व्यक्तीचे नाव (If through Name & Address)	(अप्री क) in words Rs Seven Lacs Fifty Five Thousand

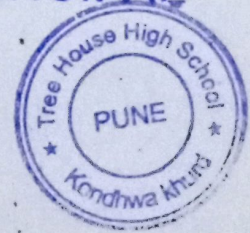
FOR W&L.D.C. LTD.

*Pravin*  
AUTHORISED SIGNATORY

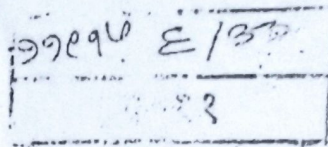


ह व ल-१२
६८८९ ९९ ५९
२०१२

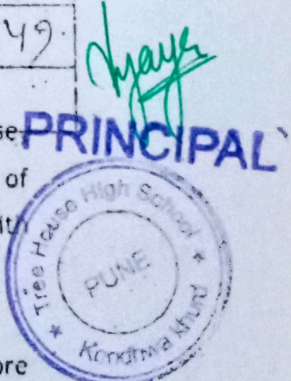
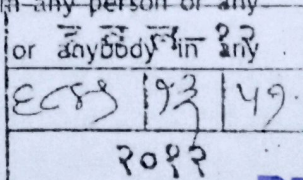
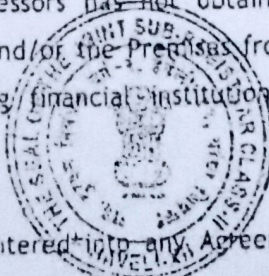
PRINCIPAL







- b) The title of the Lessors to the Premises is clean, clear, marketable and free from encumbrances of whatsoever nature.
- c) No notices, including any notice for acquisition, requisition, adverse notice or set back by the Government or by the Municipal Corporation or any other local, or public body or authority in respect of the Lands and/or the Premises or any part thereof have been issued to, served upon or received by the Lessors or its agent or any other person on the owner's behalf.
- d) That there are no litigations either threatened, decided or pending in relation to the Lands and/or the Premises.
- e) That there is no lien, lis-pendence, attachment, acquisition, requisition or trust of any nature whatsoever as regards the Lands and/or Premises or any part thereof.
- f) The Lands and/or the Premises are not encumbered in any manner whatsoever and the Lessors has not obtained any loan on the security of the Lands and/or the Premises from any person or any banking or non-banking financial institution or anybody in any manner whatsoever.
- g) The Lessors has not entered into any Agreement for Sale, lease mortgage, exchange, leave and license or any other document of whatsoever nature regarding the Premises or any part thereof with any third party either orally or in writing.
- h) The Premises are not affected by any insolvency, attachment before or after Judgment or any prohibitory order from any taxation department, government or other statutory authority and there are no proceedings pending against the Lessors in any forum, which may







99294 < 102
2088

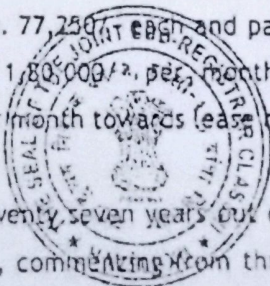
hereunder written) for a term of 29 (Twenty Nine) years commencing from 01-01-2012 and ending on 31-12-2040.

2. The Lessee shall pay to the Lessors lease rent as is more particularly detailed in chart annexed hereinbelow:

A) For the initial period of twelve months the Lessee shall pay to Nos. 2,3 and 5 of the Lessors amounts of Rs. 75,000/- each and pay to No. 1 of the Lessors an amount of Rs. 41,664/- per month aggregating an amount of Rs. 2,66,664/- per month towards lease rentals.

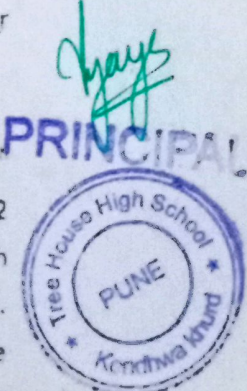
B) For the second year of lease, the Lessee shall pay to Nos. 2,3 and 5 of the Lessors amounts of Rs. 77,250/- each and pay to No. 1 of the Lessors an amount of Rs. 1,80,000/- per month aggregating an amount of Rs. 4,11,750/- per month towards lease rentals.

C) For the balance period of twenty seven years out of the total period of twenty nine years, commencing from third year of lease, the Lessee shall pay to the Lessors rentals escalated by 3% after every twelve months on the then prevailing monthly rent.

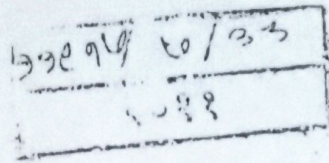


84-22
258 94 49
2832

The Lessee shall pay the said Rent in advance, on or before the 10<sup>th</sup> (Tenth) day of each and every month commencing from the 01-01-2012 till the Lease hereby granted is in force (the monthly rent with increases as detailed here in is hereinafter referred to as the "Rent"). The payment of the rent shall be subject to deduction of tax at source at the rate as may be applicable from time to time as per the provisions of the Income tax Act, 1961 and all the taxes excluding the service tax, if applicable, payable on the rentals shall be borne and payable by the Lessee alone. The service tax, if any, payable on the rentals shall be





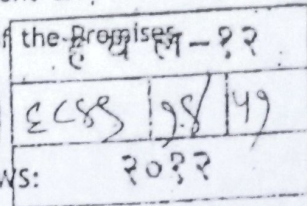


affect the title or marketability of title of the Premises or part thereof.

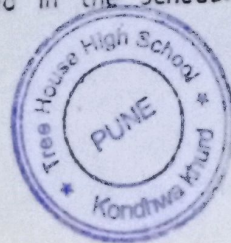
2) The Lessee intends to purchase and/or acquire on leasehold basis, in or around Pune, properties and/or sites suitable for schools and allied activities of the Lessee.

3) Relying on the representations of the Lessors as set out herein, the Lessee negotiated with the Lessors and an agreement arrived at between the parties, the Lessors agreed to grant lease of the Premises to and in favour of the Lessee.

NOW THEREFORE THIS LEASE DEED WITNESSETH AS FOLLOWS:

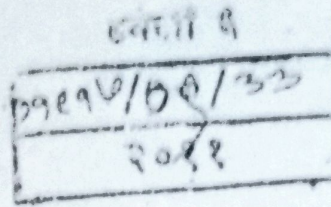


1. In consideration of the rent and Lessees covenants' hereinafter reserved and contained, the Lessors do and each one of them doth hereby demise unto the Lessee all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No. Hissa No. 3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, alongwith right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total built-up area of 2,475 sq. mtrs. (excluding basement) constructed above the same and owned individually by the Lessors as stated in the recitals hereof (hereinafter called or referred to as the "Premises" and are more particularly described in the Schedule



PRINCIPAL



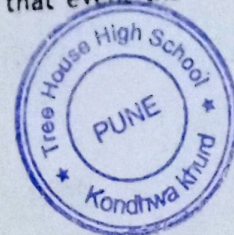


Lessors in name of No. 5 of the Lessors and Nos. 4 and 5 of the Lessors discharge and agree to discharge from time to time the Lessee from the liability of payments of such lease rentals accordingly as and when the lease rentals are paid by the Lessee to them.

3. Simultaneously with the execution hereof the Lessee has paid to the Lessors and the Lessors have received from the Lessee an amount of Rs. 60,00,000/- (Rupees Sixty Lakhs only) as Security Deposit paid under this Lease in a manner mentioned in Annexure - A annexed hereto (the "Security Deposit") (receipt whereof the Lessors do and each one of them doth hereby own, admit and acknowledge). The Security Deposit is kept deposited by the Lessee with the Lessors for the due performance and observance by the Lessee of all and each of the terms and conditions and provisions of this Lease Deed. The Lessors shall be jointly and severally liable for repayment of the Security Deposit.

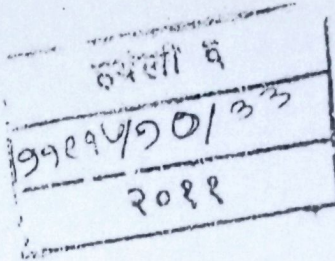
The Security Deposit shall be interest free. Prior to refund of Security Deposit i.e. (i) on the expiry of the Term or the termination of Lease under the Lease Deed, which ever is earlier, the Parties hereto shall take the accounts to ascertain the amounts due to each other i.e. whether there are any payments due by the Lessee to the Lessors or vice-versa and the balance amount of the Security Deposit, after such adjustment, shall be refunded jointly and severally by the Lessors to the Lessee by pay order/ demand draft simultaneously with the Lessee handing over the possession of the Premises to the Lessors.

The Parties shall endeavour to undertake the process of taking accounts prior to the expiry of the Term or the notice period to enable the Parties hereto to undertake their respective responsibility as to payment of the balance of the Security Deposit simultaneously against receipt of possession of the Premises without any delay. In the event the Lessors fail to refund the Security Deposit, then in that event the



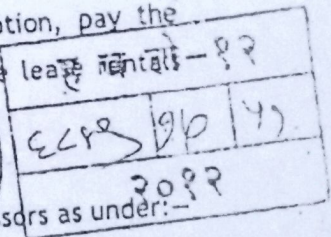
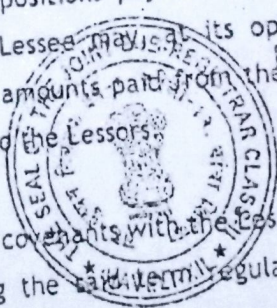
*Signature*





Lessee shall be entitled to use and occupy the Premises, absolutely rent free, till such time the Lessors refund the Security Deposit. However, in case the Lessors offer to refund the Security Deposit to the Lessee by a demand draft in favour of the Lessee and the Lessee must handover possession of the Premises to the Lessors immediately.

4. The Lessors do and each one of them doth hereby covenant with the Lessee that they have duly paid all rents, rates, taxes, duties and other impositions payable in respect of the Premises. In the event any amounts are claimed from the Lessee by any authority towards rents, rates, taxes, duties and other impositions payable in respect of the Lands and/or the Premises, the Lessee may, in its option, pay the amounts claimed and deduct the amounts paid from the lease rentals payable hereunder by the Lessee to the Lessors.

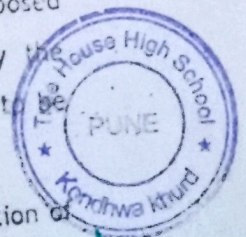


5. The Lessee doth hereby expressly covenants with the Lessors as under:—
- (a) That the Lessee will during the said term regularly pay to the Lessors the aforesaid rent.

- (b) That the Lessee will also pay and discharge all property taxes payable to Pune Municipal Corporation on the land and building from 01-04-2012 during the said term assessed charged or imposed upon the Demised Premises or any part thereof and pay the charges towards consumption of electricity as per the bills to be provided by MSEDCL.

- (c) That the Lessee will at the expiration or sooner determination of the said term quietly surrender and deliver up to the Lessors the said Demised Premises.

- (d) The Lessee shall use the Demised Premises for lawful purposes only.
- (e) The Lessors shall not be liable for injury/ accidents, if any, which may occur in the Demised Premises during the tenure of the Lease.



PRINCIPAL





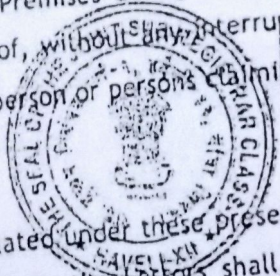
9929999/23  
2022

6. The Lessors have at the time of the execution of this Deed delivered to the Lessee the vacant and peaceful possession of the Premises and the Lessee hereby confirms having received the same in good condition. On expiry of the lease, the Lessee shall handover vacant and peaceful possession of the Premises to the Lessors in good condition subject to normal wear and tear.

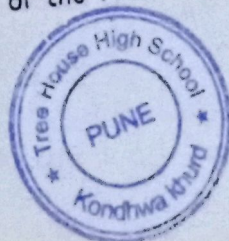
7. The Lessors do and each one of them doth hereby declare that they have full right and absolute authority and power to grant this Lease unto Lessee in the manner herein provided.

8. The Lessors do and each one of them doth hereby covenant that the Lessee shall hold and enjoy the Premises during the term under this Indenture of Lease, if any, thereof, without any interruption, eviction or disturbance by Lessors or any person or persons claiming from any person or persons in trust for the Lessors.

9. During the period of Lease stipulated under these presents, in case the Lessors desire to sell the Premises, the Lessors shall, at such time, obtain two best offers from the market and submit the same along with the names of the intending/ prospective purchasers to the Lessee. The Lessors shall ensure that the offers so received are from people of good standing/repute and not from persons not engaged in any activity which is prejudicial to the interest of the Lessee or engaged in the business which is competitive to that of the Lessee. On receipt of such offers, the Lessee may exercise the option to purchase the Premises at the highest of the two offers submitted by the Lessors. The Lessee shall exercise the option within 30 (Thirty) days of the receipt of such offers from the Lessors. Any decision taken by the Lessee shall be intimated by it to the Lessors. The Lessee shall also have an option to nominate an investor/purchaser of its choice who could purchase the Premises at the highest offer received by the Lessors for sale of the Premises. If the

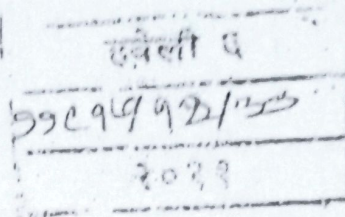


9929999-22  
9929999  
2022



PRINCIPAL





Lessee does not exercise such option given by the Lessors within the aforesaid period, the Lessors shall be entitled to sell and transfer their interest to the person/ entity/institution. However, such sale of the Premises shall be subject to the rights created by the Lessors in favour of the Lessee hereunder and also subject to the condition that the prospective purchasers fulfill all the obligations of the Lessors towards the Lessee in terms of these presents.

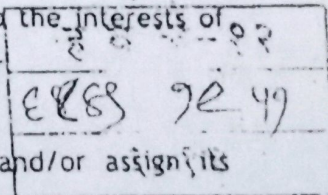
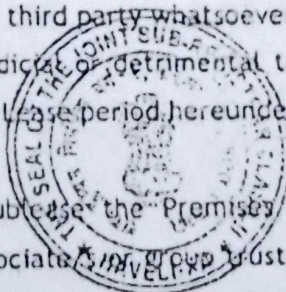
Prior to such sale, the Lessors shall obtain in writing from the prospective Purchaser/Investor a document/ paper/ instrument stating that the Purchaser is/are accepting the said assignment subject to the rights of the Lessee herein and that the Purchaser shall ensure that the interests of the Lessee are not jeopardized in any manner.

The Lessors agree that otherwise than as provided in this clause, the Lessors shall not be entitled to assign any of their rights, title and interests in the Premises to any third party whatsoever and or deal with the same in any manner prejudicial or detrimental to the interests of the Lessee before expiry of the Lease period hereunder.

10. The Lessee has a right to sublease the Premises and/or assign its interest in the Premises to associate ~~any~~ <sup>any</sup> group or societies or its partners and not to third parties. The Lessee shall intimate to the Lessors about such a sublease and/or assignment within 7 days of such assignment.

11. The Lessors shall ensure that during the subsistence of this Lease the interest created in favour of the Lessee herein are not jeopardized in any manner.

12. The Lessors shall indemnify the Lessee against all costs, expenses, damages, compensation, levies, dues, duties, or fines etc. for non-



*Maya*  
**PRINCIPAL**





हवेली ९
९९८९९९२/२३
२०३३

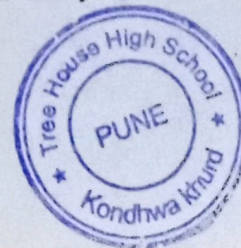
Lessee does not exercise such option given by the Lessors within the aforesaid period, the Lessors shall be entitled to sell and transfer their interest to the person/ entity/ institution. However, such sale of the Premises shall be subject to the rights created by the Lessors in favour of the Lessee hereunder and also subject to the condition that the prospective purchasers fulfill all the obligations of the Lessors towards the Lessee in terms of these presents.

Prior to such sale, the Lessors shall obtain in writing from the prospective Purchaser/Investor a document/ paper/ instrument stating that the Purchaser is/are accepting the said assignment subject to the rights of the Lessee herein and that the Purchaser shall ensure that the interests of the Lessee are not jeopardized in any manner.

The Lessors agree that otherwise than as provided in this clause, the Lessors shall not be entitled to assign any of their rights, title and interests in the Premises to any third party whatsoever and or deal with the same in any manner prejudicial or detrimental to the interests of the Lessee before expiry of the Lease period hereunder.

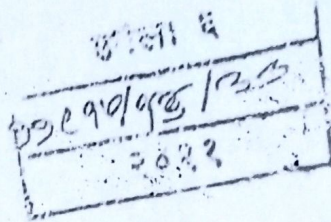
10. The Lessee has a right to sublease the Premises and/or assign its interest in the Premises to associate/s or group/ trust or societies or its partners and not to third parties. The Lessee shall intimate to the Lessors about such a sublease and/or assignment within 7 days of such assignment.

11. The Lessors shall ensure that during the subsistence of this Lease the interest created in favour of the Lessee herein are not jeopardized in any manner.



PRINCIPAL



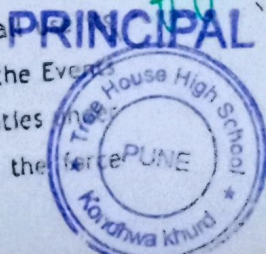


observance or non-compliance of any provisions under these presents or any breach or non-performance of any of the obligations of the Lessors under this Lease, or any inaccuracy in any of the representations and warranties provided by the Lessors to the Lessee, any claim for damages owing to defect in title, or any other claim whatsoever that may be levied or raised on the Lessee in respect of the Premises as a result of the act or omission of Lessors to the extent of loss, damage suffered by the Lessee.

13. Neither party shall be held liable for delays and damages caused by its failure to perform or delay in performing its duties under this Lease, where such failure or delay is caused by unforeseeable and unavoidable natural calamities such as heavy rains, fire, war, earthquakes, typhoons, flooding, strikes and other recognized events of force majeure, the occurrence or consequences of which are unforeseeable and unavoidable and cannot be overcome by due diligence ("Events of Force Majeure"). The prevented party shall notify immediately the other party by cable, telex or telefax without delay, followed by a letter within seven (7) days thereafter, providing detailed information concerning the events and the reasons preventing or delaying the fulfilment in the whole or in part of its obligations hereunder. The Parties shall, mutually, decide whether to suspend or waive certain obligations hereunder, depending on the seriousness of the event.

or waive certain
ECSE 29/1/99

After the cessation of the force majeure cause as mentioned above, the prevented party shall notify the other party by, telex or telefax without delay, followed by a letter within seven (7) days thereafter. Any party hereto hindered by an Event of Force Majeure shall make best efforts to minimize and overcome the consequences of the Event of Force Majeure and shall resume the performance of its duties under these presents as soon as possible after the cessation of the





2012

11/9/2012



Tuesday, September 11, 2012  
11:28:36 AM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 6860

गावाचे नाव कोंढवा खुर्द

दिनांक 11/09/2012

दस्तावेजाचा अनुक्रमांक

हवेली 12 - 06849 2012

दस्तावेजाचा प्रकार

पक दुरुस्ती पत्र



सादर करणाराचे नाव: मिरा एज्युकेशन ट्रस्ट नोंदणीकृत ट्रस्ट (AAATM4953A) मुख्य कार्यालय  
बडोदा गुजरातराज्य अधिष्ठाते ट्रस्टी परेश ललीतकुमार बाबरीया -

नोंदणी फी :- 100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 960.00

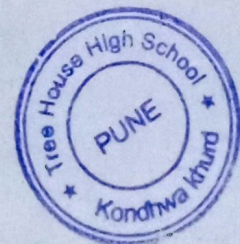
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (48)

एकूण रु. 1060.00

आपणास हा दस्त अंदाजे 11:43AM ह्या वेळेस मिळेल


दुय्यम निबंधक  
हवेली 12 (कोंढवा बुद्रुक)

याजार मुल्य: 32032000 रु. मोबदला: 0 रु. सह. दुय्यम निबंधक  
भरलेले मुद्रांक शुल्क: 846700 रु. हवेली क्र. १२, पुणे शहर



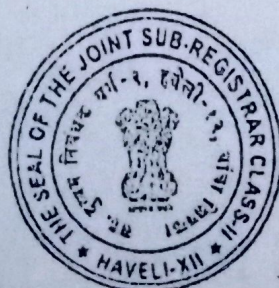
PRINCIPAL



 <b>CUSTOMER COPY</b>	
Scrial No. <b>000164</b> Date <b>7/9/12</b>	
Franking Value      Rs.	<b>8,46,700</b>
Service Charges      Rs.	<b>1.00</b>
Total      Rs.	<b>8,46,710</b>
Name & Add. of the Stamp Duty Paying party <b>Mira Education Trust Vadodra</b>	
(PAN No. <b>WMDC</b> <b>WMDC LTD., PUNE</b> ) Cash/DD/Pay Order No. <b>05/9/12</b> Bank/Branch <b>State Bank of India</b> Through Name <b>State Bank of India</b> <b>CASH I.D. R-RECEIVED</b> I confirm that I have checked the amount linked and the WMDC Ltd. is not liable for anything related to the transaction.	
Signature	
(For WMDC Office use Only)	
Franking Sr. No.	
Tran. ID	Authorized Signatory

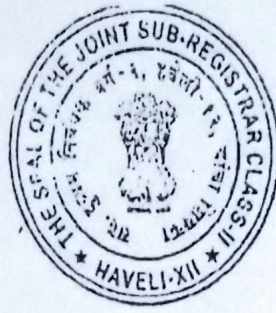
DEED OF RECTIFICATION -II

This Deed of Rectification is made and executed at Pune on 11<sup>TH</sup> day of September, 2012 by and



PRINCIPAL





ह व ल-१२		
६८४९	२	५१
२०१२		

Between

**1) Mrs. Parvin Rashid Pansare**

Age: 42 years, Occupation: Business, residing at A-13/12, Kubera Park, Kondhwa Road, Pune – 411 040, PAN: AAVPP4546M;

**2) Mr. Saad Rashid Pansare**

Age: 18 years, Occupation: Student, residing at A-13/12, Kubera Park, Kondhwa Road, Pune – 411 040, PAN: BWSPP5013R;

**3) Ms. Sumaiya Rashid Pansare**

Age: 24 years, Occupation: Student, residing at A-13/12, Kubera Park, Kondhwa Road, Pune – 411 040, PAN: ATPPP7416D; through her Power of Attorney holder Mrs. Parvin Rashid Pansare

**4) Mr. Rashid Rehman Pansare**

Age: 50 years, Occupation: Service, residing at A-13/12, Kubera Park, Kondhwa Road, Pune – 411 040, PAN: ABHPP2285Q;

**5) Smt. Fatemabi Rehman Pansare**

Age: 76 years, Occupation: Business, residing at A-13/12, Kubera Park, Kondhwa Road, Pune – 411 040, PAN: AAXPP9094Q; through her Power of Attorney holder Mr. Rashid Rehman Pansare

Hereinafter called or referred to as the "Lessors" (which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and successors)

.....Party of the One Part



*[Signature]*  
**PRINCIPAL**



Western Maharashtra  
Development Corporation  
Ltd., 2nd Floor, Kuber  
Chambers,  
Shrawanagar, Pune 411005.  
D-5/SIP(V)/C.B.1014/  
2360-62/04

भारत 29503  
193034



SPECIAL  
ADHESIVE  
महाराष्ट्र  
SEP 07 2012

15:18

R.0846700/-PB5088

INDIA STAMP DUTY MAHARASHTRA

FOR W.M.D.C. LTD.

AUTHORISED SIGNATORY

रा.ह. पुणेकर निबंधक

हवेस्वी.क्र. १२, मुणे पावर

वस्तु प्रकार (Nature of Document)	Lease Deed
वस्तु नोंदणीचा तपशिल (Registration Details)	Registrable / Non Registrable Name of S.R.O. HVZ - 12
उत्पादन मुद्रिका नंबर (Franking Unique No.)	903 / 903037
मिळकतीचे थोडक्यात वर्णन (Property Description in brief)	पोजे Kondhwa Tel. नं. _____ (Village) Tel. S. No./C.T.S. No. _____ Area _____
गोबंदना रक्कम (Consideration Amount)	No-Consideration
मुद्रिका लगे देणाऱ्यांचे नाव पक्षकार - १ नाव (Purchasers Name)	Mira Education Trust
हस्ताक्षर करणारे पक्षकाराचे नाव (Name of the other Party)	Rashid Pansare
हस्ताक्षर करणाराचे नाव व पत्ता (If through Name & Address)	Adv. Indu Anand Joshi
मुद्रिका शुल्काची रक्कम (Stamp Duty Amt.)	(प्रबती रु. In words Rs. 8,46,700/-

And

FOR W.M.D.C. LTD.

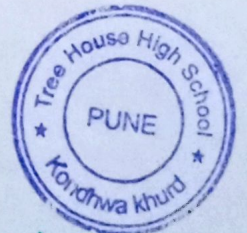
Mira Education Trust,

AUTHORISED SIGNATORY

a Public Trust registered under the provisions of The Bombay Public Trusts Act, 1950, having its registration no. E/4684/Vadodara and having its address at After Kalali Crossing, Atladara main Road, Vadodara, PAN: AAATM4953A, represented by Mr. Paresh Lalitkumar Babaria - Authorized Trustee, Age: 50 years, Occupation: Business, having his office at 2B, 64, Rustomji Complex, Rustomji Regency, Jaswant Sawant Road, Dahisar (West), Mumbai - 400 068,

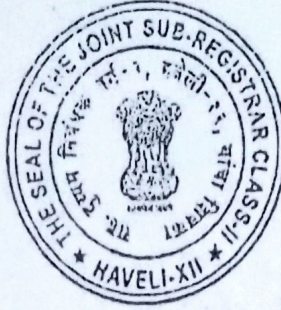
Hereinafter called or referred to as the "Lessee" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its trustees from time to time, sole surviving trustee, successors of last surviving trustee and assigns)

Part of the Other Part



PRINCIPAL

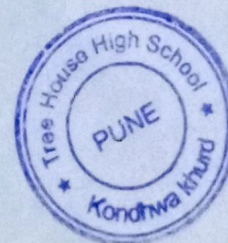




ह व ल-१२		
६४९	४	५९
२०१२		

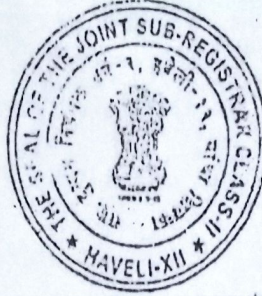
WHEREAS :

1. The Lessors are seized and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No. 3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, alongwith proportionate right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total carpet area of 2,475 sq. mtrs. (excluding basement) constructed on the Lands the same and owned by the Lessors. (Hereinafter called or referred to as the "Premises").
2. The Lessors and Lessee have executed the Lease Deed dated 02<sup>nd</sup> December, 2011 ("the Said Deed") whereby the Lessors have granted a lease of the Premises to and in favour of the Lessee for a period of 29 (Twenty Nine) years commencing from 01-01-2012 and ending on 31.12.2040 for certain monthly compensation and upon the terms and conditions as mentioned in the Said Deed. The copy of the Said Lease Deed dated 02<sup>nd</sup> December, 2011 is annexed hereto and marked as Annexure-A.



  
PRINCIPAL



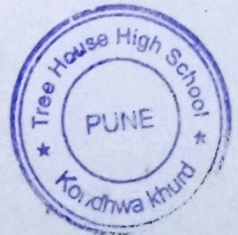


ह व ल-११		
८८८	५	५९
२०१२		

3. The Lessors and Lessee have executed the Deed of Rectification dated 29/06/2012 whereby the Parties to the Said Deed have mutually to change the Lease Rent for period of 18 (eighteen) months commencing from 01.07.2012 upto 31.12.2013 to be paid to the Lessors by the Lessee and thereafter the lease rent will be the same as mentioned in the said Lease Deed.
4. Now the Parties to the Said Deed have mutually decided to execute another Deed of Rectification to extend the period of Lease from 29 years to 33 years i.e to say extension of four years.
5. By this Deed of Rectification only the clause mentioned below is changed and the other terms and conditions of the Said Deed are remains the same.

**NOW THIS DEED OF RECTIFICATION WITNESSETH:**

1. It is agreed between the parties to this Deed of Rectification that only the clause mentioned below are changed -  
A. Clause No. 1 of the said Deed shall stand rectified and read as under:  
1. In consideration of the rent and Lessees covenants' hereinafter reserved and contained, the Lessors do and each one of them doth hereby demise unto the Lessee all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out



*Handwritten signature*  
**PRINCIPAL**





ह व ल-१२		
६८९	६	५७
२०१२		

Ares, aggregating to 00 Hectare 07 Ares, alongwith proportionate right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total carpet area of 2,475 sq. mtrs. (excluding basement) constructed on the Lands the same and owned by the Lessors as stated in the recitals hereof (hereinafter called or referred to as the "Premises" and are more particularly described in the Schedule hereunder written) for a term of 33 (Thirty Three) years commencing from 01-01-2012 and ending on 31.12.2044.

B. Clause No. 2 of the said Deed shall stand rectified and read as under:

2. The Lessee shall pay to the Lessors lease rent as is more particularly detailed hereinbelow:
- D) For the balance period of Four years out of the total lease period of thirty Three years, commencing from 30<sup>th</sup> year of lease, the Lessee shall pay to the Lessors rentals escalated by 3% after every twelve months on the then prevailing monthly rent.

C. Clause No. 15 (b) of the said Deed shall stand rectified and read as under:

- b) The Lessors shall not have a right to terminate the lease during the entire lease period of 33 (Thirty Three) years except in case the Lessee commits three consecutive defaults in making payments of lease rent hereunder reserved in terms of the understanding recorded under these presents and does not rectify the same.

2. It is further agreed between all the Parties hereto that this Deed of Rectification shall be a part of the Said Lease Deed dated 02<sup>nd</sup> December, 2011 and other terms & conditions as mentioned in the Said Lease Deed shall continue and remain in force as it is.



PRINCIPAL





E 9 M-22		
EL88	10	49
2022		

IN WITNESS WHEREOF the parties have signed these presents, in duplicate, the day and year first hereinabove mentioned.

SIGNED AND DELIVERED )  
By the withinnamed Lessors )  
in the presence of )

Pansare

1) Mrs. Parvin Rashid Pansare

Pansare

2) Mr. Saad Rashid Pansare

Pansare

3) Ms. Sumaiya Rashid Pansare

through her Power of Attorney holder  
Mrs. Parvin Rashid Pansare

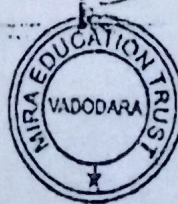
AP Pansare  
4) Mr. Rashid Rehman Pansare

AP Pansare  
5) Smt. Fatemabi Rehman Pansare

Through her Power of Attorney holder  
Mr. Rashid Rehman Pansare.

SIGNED AND DELIVERED For Mira Education Trust  
by the withinnamed Lessee )  
through its Authorised Signatory )  
in the presence of )

P. S. Sarsate  
Trustee



Authorised Signatory

Witness  
Khair Sultan Ghoshani

11.02.22

Justice

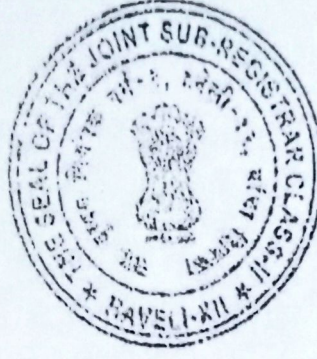
जाकार सुनावर यान

हदयलर रामटेकडी पुणे. 13

PRINCIPAL







ह व ल-१२		
६८९	८	५९
२०१२		



हवेली ६
९९९५ ९/३३
२०११

Lease Deed

made and executed at Pune on this 2nd day on December 2011

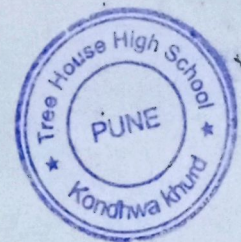
Between

1) Mrs. Parvin Rashid Pansare

Age: 40 years, Occupation: Business, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: AAVPP4546M;

2) Master Saad Rashid Pansare

Age: 17 years, Occupation: Student, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: Applied for; through his guardian Mr. Rashid R Pansare



PRINCIPAL





ह व ल-१२
६८६९/१/५७
२०१२

CUSTOMER COPY	
Scd. 000102	Date: 12.11
Franking Value Rs.	7.55.000
Service Charges Rs.	10
Total Rs.	7.55.010
Name & Add. of the Stamp Duty Paying party M/s. Education Traders At Hadapsar main Road Hadapsar	
WMDC LTD. PUNE 7	
Date: 20.11.11	
Bank/Branch: Kalyan Machine Saw Mumbai	
Through Name: JMSH / D. D. RECEIVED	
EIGN that I have checked the value franked WMDC Ltd. is not liable for anything related to the document.	
Signature:	
(For WMDC Office use Only)	
Franking Sr. No.	Authorized Signatory:
Tran. ID	

WMDC Ltd. Pune. Ph.: 25533324/25/26. Franking Deposit Slip



ह व ल-१२
७९८९४/१/३३
२०१२

PRINCIPAL.







INDIA

100036

DEC 01

14:04

R-07550001-PE5082

STAMP DUTY MAHARASHTRA

महाराष्ट्र शासन अल्पसंख्यक समुदाय विकास विभाग  
अल्पसंख्यक समुदाय विकास / संरक्षण विभाग  
महाराष्ट्र शासन, अल्पसंख्यक समुदाय, मंडळ बरोबर अ. 3-1 शाखा  
01242  
सह दफ्तरी निदेशक, हवेली नं. 3

FOR W.D.C. LTD.

[Signature]  
AUTHORISED SIGNATORY

3) Ms. Sumaiya Rashid Pansare

Age: 23 years, Occupation: Student, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: ATPPP7416D; Through her Power of Attorney holder Mrs. Parvin Rashid Pansare authorised under Power of Attorney 25-05-2011 and registered at Sr. No. 4235 of 2011 in Book No. IV at the office of Sub-Registrar, Havelli No. XII, Pune

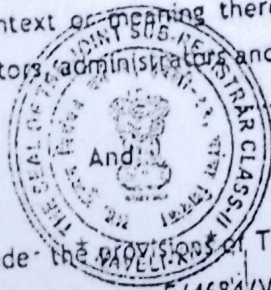
4) Mr. Rashid Rehman Pansare

Age: 50 years, Occupation: Service, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: ABHPP2285Q;

5) Smt. Fatemabi Rehman Pansare

Age: 76 years, Occupation: Business, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: AAXPP9094Q;

Hereinafter called or referred to as the "Lessors" (which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and successors)



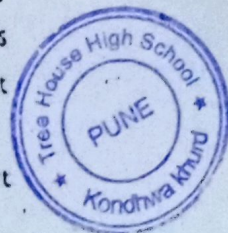
हवेली नं. 12  
Party of the One Part  
EL899049  
2022

Mira Education Trust,

a Public Trust registered under the provisions of The Bombay Public Trusts Act, 1950, having its registration no. E/4684/Vadodara and having its address at After Kalali Crossing, Atladara main Road, Vadodara, PAN: AAATIA4953A, represented by Mr. Paresh Lalitkumar Babaria -Authorized Trustee, Age: 50 years, Occupation: Business, having his office 2B, 64, Rustamjee Complex, Rustamji Regency, Jaswant Sawan Road, Dahisar (West), Mumbai - 400068.

Hereinafter called or referred to as the "Lessee" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its trustees from time to time, sole surviving trustee, successors of last surviving trustee and assigns)

हवेली नं. 12  
Party of the Other Part  
2022



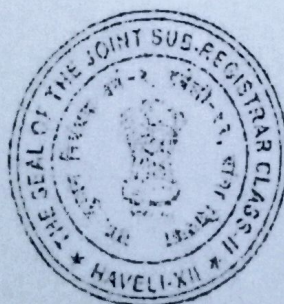
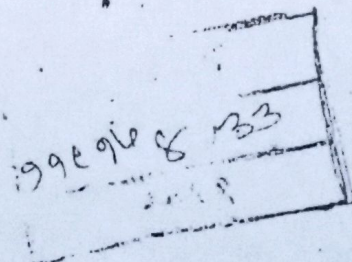
[Signature]  
PRINCIPAL



प्रस्तावित दस्तावेज (Nature of Document)	Lease Deed
दस्तावेज की नोंद (Registration Details)	Registered / Non Registrable Name of S.H.O. <u>Haveli - 6</u>
दस्तावेज की नोंद संख्या (Franking Unit No.)	<u>76794/100036</u>
मालिकता का संक्षेपित वर्णन (Property Description in brief)	प्लॉट नं. _____ गा. _____ (Village <u>Kandharwa</u> ) Haveli S. No. <u>38</u> Area <u>07</u> Acres
भुगतान राशि (Consideration Amount)	<u>1,50,98,750/-</u>
पुस्तक संकेत (Stampers Name)	<u>Mira Education Trust</u>
दस्तावेज के द्वारा प्राप्त करने वाले का नाम (Name of the other party)	<u>Mrs. Parvin Rashid Pansare</u>
दस्तावेज के द्वारा प्राप्त करने वाले का नाम (Name & Address)	<u>Adv. M.S. Inamdar</u> <u>Chavani Gaon, Pune</u>
दस्तावेज के द्वारा प्राप्त करने वाले का नाम (Name & Address)	<u>Seven Lacks Fifty Five Thousand</u>

FOR WJLD.C. LTD.

*[Signature]*  
AUTHORISED SIGNATORY

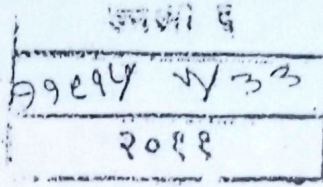


ह व ल-१२
६८८९ ९९ ५९
२०१२



*[Signature]*  
PRINCIPAL





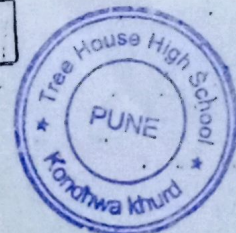
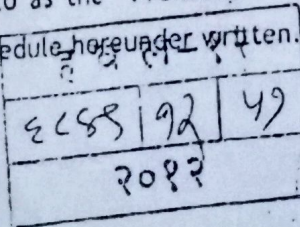
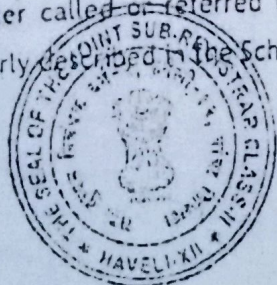
WHEREAS:

1) The Lessors have represented and assured the Lessee that:

- a) The Lessors are seized and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. Hissa No.3/1 '19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No. Hissa No.3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, (hereinafter called or referred to as the "Lands") alongwith all easementary rights appurtenant thereto in proportion to the floors in the building having a total built-up area of 2,475 sq. mtrs. (excluding basement) constructed on the Lands and owned by them as follows:

1	Mrs. Parvin Rashid Pansare	3 <sup>rd</sup> , 4 <sup>th</sup> and 5 <sup>th</sup> Floor
2	Mr. Saad Rashid Pansare	1 <sup>st</sup> Floor
3	Ms. Sumaiya Rashid Pansare	2 <sup>nd</sup> Floor
4	Mr. Rashid Rehman Pansare	Ground Floor
5	Smt. Fatemabi Rehman Pansare	

The said Lands alongwith the building constructed thereon is hereinafter called or referred to as the "Premises" and are more particularly described in the Schedule hereunder written.



*Handwritten signature*

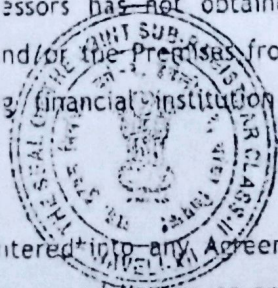
PRINCIPAL



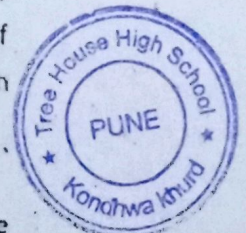


9/29/00 E/33  
23

- b) The title of the Lessors to the Premises is clean, clear, marketable and free from encumbrances of whatsoever nature.
- c) No notices, including any notice for acquisition, requisition, adverse notice or set back by the Government or by the Municipal Corporation or any other local, or public body or authority in respect of the Lands and/or the Premises or any part thereof have been issued to, served upon or received by the Lessors or its agent or any other person on the owner's behalf.
- d) That there are no litigations either threatened, decided or pending in relation to the Lands and/or the Premises.
- e) That there is no lien, lis-pendence, attachment, acquisition, requisition or trust of any nature whatsoever as regards the Lands and/or Premises or any part thereof.
- f) The Lands and/or the Premises are not encumbered in any manner whatsoever and the Lessors has not obtained any loan on the security of the Lands and/or the Premises from any person or any banking or non-banking financial institution or anybody in any manner whatsoever.
- g) The Lessors has not entered into any Agreement for Sale, lease, mortgage, exchange, leave and license or any other document of whatsoever nature regarding the Premises or any part thereof with any third party either orally or in writing.
- h) The Premises are not affected by any insolvency, attachment before or after Judgment or any prohibitory order from any taxation department, government or other statutory authority and there are no proceedings pending against the Lessors in any forum, which may



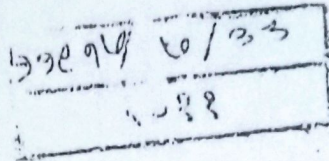
EC83 93 49  
2082



*[Signature]*

PRINCIPAL

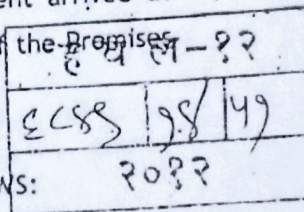




affect the title or marketability of title of the Premises or part thereof.

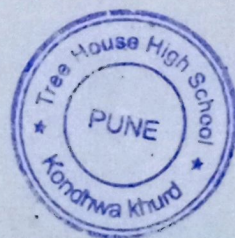
2) The Lessee intends to purchase and/or acquire on leasehold basis, in or around Pune, properties and/or sites suitable for schools and allied activities of the Lessee.

3) Relying on the representations of the Lessors as set out herein, the Lessee negotiated with the Lessors and an agreement arrived at between the parties, the Lessors agreed to grant lease of the Premises to and in favour of the Lessee.



NOW THEREFORE THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the rent and Lessees covenants' hereinafter reserved and contained, the Lessors do and each one of them doth hereby demise unto the Lessee all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. Hissa No. 3/1/198 admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Ares out of Survey No. 38 Hissa No. Hissa No. 3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, alongwith right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total built-up area of 2,475 sq. mtrs. (excluding basement) constructed above the same and owned individually by the Lessors as stated in the recitals hereof (hereinafter called or referred to as the "Premises" and are more particularly described in the Schedule



PRINCIPAL





99294/5/23
2022

hereunder written) for a term of 29 (Twenty Nine) years commencing from 01-01-2012 and ending on 31-12-2040.

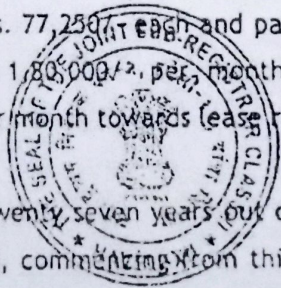
2. The Lessee shall pay to the Lessors lease rent as is more particularly detailed in chart annexed hereinbelow:

A) For the initial period of twelve months the Lessee shall pay to Nos. 2,3 and 5 of the Lessors amounts of Rs. 75,000/- each and pay to No. 1 of the Lessors an amount of Rs. 41,664/- per month aggregating an amount of Rs. 2,66,664/- per month towards lease rentals.

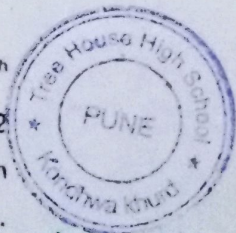
B) For the second year of lease, the Lessee shall pay to Nos. 2,3 and 5 of the Lessors amounts of Rs. 77,250/- each and pay to No. 1 of the Lessors an amount of Rs. 41,664/- per month aggregating an amount of Rs. 4,11,750/- per month towards lease rentals.

C) For the balance period of twenty seven years out of the total lease period of twenty nine years, commencing from third year of lease, the Lessee shall pay to the Lessors rentals escalated by 3% after every twelve months on the then prevailing monthly rent.

The Lessee shall pay the said Rent in advance, on or before the 10<sup>th</sup> (Tenth) day of each and every month commencing from the 01-01-2012 till the Lease hereby granted is in force (the monthly rent with increases as detailed here in is hereinafter referred to as the "Rent"). The payment of the rent shall be subject to deduction of tax at source at the rate as may be applicable from time to time as per the provisions of the Income tax Act, 1961 and all the taxes excluding the service tax if applicable, payable on the rentals shall be borne and payable by the Lessee alone. The service tax if any payable on the rentals shall be



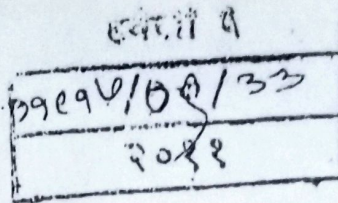
844-22
ECSS 94 49



*Mya*

PRINCIPAL



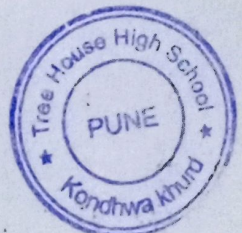
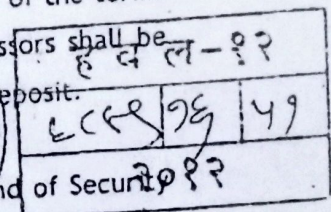
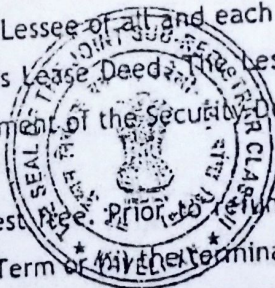


Lessors in name of No. 5 of the Lessors and Nos. 4 and 5 of the Lessors discharge and agree to discharge from time to time the Lessee from the liability of payments of such lease rentals accordingly as and when the lease rentals are paid by the Lessee to them.

3. Simultaneously with the execution hereof the Lessee has paid to the Lessors and the Lessors have received from the Lessee an amount of Rs. 60,00,000/- (Rupees Sixty Lakhs only) as Security Deposit paid under this Lease in a manner mentioned in Annexure - A annexed hereto (the "Security Deposit") (receipt whereof the Lessors do and each one of them doth hereby own, admit and acknowledge). The Security Deposit is kept deposited by the Lessee with the Lessors for the due performance and observance by the Lessee of all and each of the terms and conditions and provisions of this Lease Deed. The Lessors shall be jointly and severally liable for repayment of the Security Deposit.

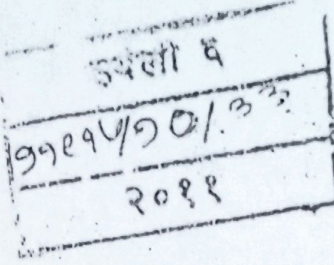
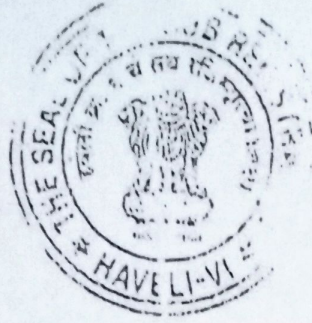
The Security Deposit shall be interest free. Prior to refund of Security Deposit i.e. (i) on the expiry of the Term or the termination of Lease under the Lease Deed, which ever is earlier, the Parties hereto shall take the accounts to ascertain the amounts due to each other i.e. whether there are any payments due by the Lessee to the Lessors or vice-versa and the balance amount of the Security Deposit, after such adjustment, shall be refunded jointly and severally by the Lessors to the Lessee by pay order/ demand draft simultaneously with the Lessee handing over the possession of the Premises to the Lessors.

The Parties shall endeavour to undertake the process of taking accounts prior to the expiry of the Term or the notice period to enable the Parties hereto to undertake their respective responsibility as to payment of the balance of the Security Deposit simultaneously against receipt of possession of the Premises without any delay. In the event the Lessors fail to refund the Security Deposit, then in that event the



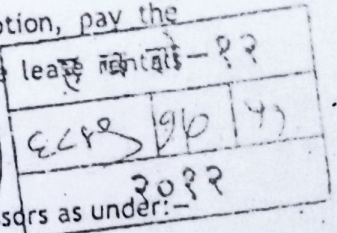
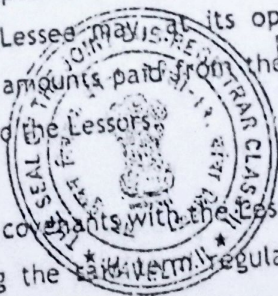
PRINCIPAL





Lessee shall be entitled to use and occupy the Premises, absolutely rent free, till such time the Lessors refund the Security Deposit. However, in case the Lessors offer to refund the Security Deposit to the Lessee by a demand draft in favour of the Lessee and the Lessee must handover possession of the Premises to the Lessors immediately.

4. The Lessors do and each one of them doth hereby covenant with the Lessee that they have duly paid all rents, rates, taxes, duties and other impositions payable in respect of the Premises. In the event any amounts are claimed from the Lessee by any authority towards rents, rates, taxes, duties and other impositions payable in respect of the Lands and/or the Premises, the Lessee may, at its option, pay the amounts claimed and deduct the amounts paid from the lease rents payable hereunder by the Lessee to the Lessors.



5. The Lessee doth hereby expressly covenants with the Lessors as under:-  
(a) That the Lessee will during the term regularly pay to the Lessors the aforesaid rent.

(b) That the Lessee will also pay and discharge all property taxes payable to Pune Municipal Corporation on the land and building from 01-04-2012 during the said term assessed charged or imposed upon the Demised Premises or any part thereof and pay the charges towards consumption of electricity as per the bills to be provided by MSEDCL.

(c) That the Lessee will at the expiration or sooner determination of the said term quietly surrender and deliver up to the Lessors the said Demised Premises.

(d) The Lessee shall use the Demised Premises for lawful purposes only.

(e) The Lessors shall not be liable for injury/ accidents, if any, which may occur in the Demised Premises during the tenure of the Lessee.





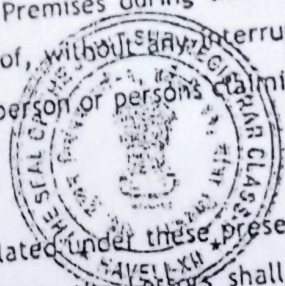


Page 14 of 23  
2022

6. The Lessors have at the time of the execution of this Deed delivered to the Lessee the vacant and peaceful possession of the Premises and the Lessee hereby confirms having received the same in good condition. On expiry of the lease, the Lessee shall handover vacant and peaceful possession of the Premises to the Lessors in good condition subject to normal wear and tear.

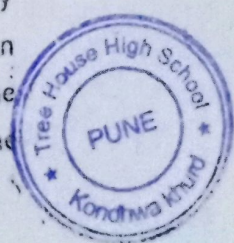
7. The Lessors do and each one of them doth hereby declare that they have full right and absolute authority and power to grant this Lease unto Lessee in the manner herein provided.

8. The Lessors do and each one of them doth hereby covenant that the Lessee shall hold and enjoy the Premises during the term under this Indenture of Lease, if any, thereof, without any interruption, eviction or disturbance by Lessors or any person or persons claiming from ~~any~~ <sup>any</sup> or in trust for the Lessors.



Page 14 of 23  
2022

9. During the period of Lease stipulated under these presents, in case the Lessors desire to sell the Premises, the Lessors shall, at such time, obtain two best offers from the market and submit the same along with the names of the intending/ prospective purchasers to the Lessee. The Lessors shall ensure that the offers so received are from people of good standing/repute and not from persons not engaged in any activity which is prejudicial to the interest of the Lessee or engaged in the business which is competitive to that of the Lessee. On receipt of such offers, the Lessee may exercise the option to purchase the Premises at the highest of the two offers submitted by the Lessors. The Lessee shall exercise the option within 30 (Thirty) days of the receipt of such offers from the Lessors. Any decision taken by the Lessee shall be intimated by it to the Lessors. The Lessee shall also have an option to nominate an investor/purchaser of its choice who could purchase the Premises at the highest offer received by the Lessors for sale of the Premises. If the



PRINCIPAL



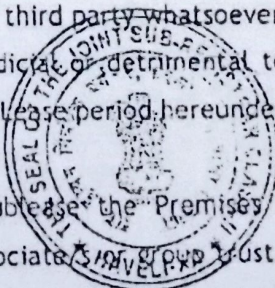


खंडी ६
१९९९९२/३३
२०२२

Lessee does not exercise such option given by the Lessors within the aforesaid period, the Lessors shall be entitled to sell and transfer their interest to the person/ entity/institution. However, such sale of the Premises shall be subject to the rights created by the Lessors in favour of the Lessee hereunder and also subject to the condition that the prospective purchasers fulfill all the obligations of the Lessors towards the Lessee in terms of these presents.

Prior to such sale, the Lessors shall obtain in writing from the prospective Purchaser/Investor a document/ paper/ instrument stating that the Purchaser is/are accepting the said assignment subject to the rights of the Lessee herein and that the Purchaser shall ensure that the interests of the Lessee are not jeopardized in any manner.

The Lessors agree that otherwise than as provided in this clause, the Lessors shall not be entitled to assign any of their rights, title and interests in the Premises to any third party whatsoever and or deal with the same in any manner prejudicial or detrimental to the interests of the Lessee before expiry of the lease period hereunder.



१९९९९२/३३
१९९९९२/३३

10. The Lessee has a right to sublease the Premises and/or assign its interest in the Premises to associate firms, group of firms or societies or its partners and not to third parties. The Lessee shall intimate to the Lessors about such a sublease and/or assignment within 7 days of such assignment.

11. The Lessors shall ensure that during the subsistence of this Lease the interest created in favour of the Lessee herein are not jeopardized in any manner.

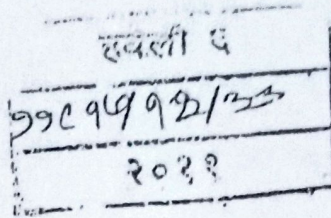
*Maya*

**PRINCIPAL**

12. The Lessors shall indemnify the Lessee against all costs, expenses, damages, compensation, levies, dues, duties, or fines etc. for non-







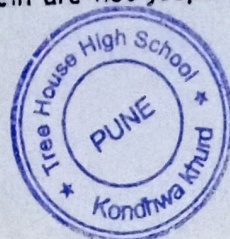
Lessee does not exercise such option given by the Lessors within the aforesaid period, the Lessors shall be entitled to sell and transfer their interest to the person/ entity/Institution. However, such sale of the Premises shall be subject to the rights created by the Lessors in favour of the Lessee hereunder and also subject to the condition that the prospective purchasers fulfill all the obligations of the Lessors towards the Lessee in terms of these presents.

Prior to such sale, the Lessors shall obtain in writing from the prospective Purchaser/Investor a document/ paper/ instrument stating that the Purchaser is/are accepting the said assignment subject to the rights of the Lessee herein and that the Purchaser shall ensure that the interests of the Lessee are not jeopardized in any manner.

The Lessors agree that otherwise than as provided in this clause, the Lessors shall not be entitled to assign any of their rights, title and interests in the Premises to any third party whatsoever and or deal with the same in any manner prejudicial or detrimental to the interests of the Lessee before expiry of the Lease period hereunder.

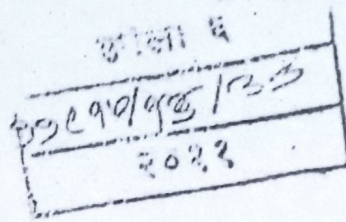
10. The Lessee has a right to sublease, the Premises and/or assign its interest in the Premises to associate/s or group/ trust or societies or its partners and not to third parties. The Lessee shall intimate to the Lessors about such a sublease and/or assignment within 7 days of such assignment.

11. The Lessors shall ensure that during the subsistence of this Lease the interest created in favour of the Lessee herein are not jeopardized in any manner.



*Handwritten signature*  
**PRINCIPAL**





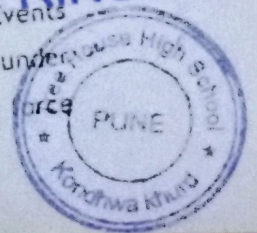
observance or non-compliance of any provisions under these presents or any breach or non-performance of any of the obligations of the Lessors under this Lease, or any inaccuracy in any of the representations and warranties provided by the Lessors to the Lessee, any claim for damages owing to defect in title, or any other claim whatsoever that may be levied or raised on the Lessee in respect of the Premises as a result of the act or omission of Lessors to the extent of loss, damage suffered by the Lessee.

13. Neither party shall be held liable for delays and damages caused by its failure to perform or delay in performing its duties under this Lease, where such failure or delay is caused by unforeseeable and unavoidable natural calamities such as heavy rains, fire, war, earthquakes, typhoons, flooding, strikes and other recognized events of force majeure, the occurrence or consequences of which are unforeseeable and unavoidable and cannot be overcome by due diligence ("Events of Force Majeure"). The prevented party shall notify immediately the other party by cable, telex or telefax without delay, followed by a letter within seven (7) days thereafter, providing detailed information concerning the events and the reasons preventing or delaying the fulfilment in the whole or in part of its obligations hereunder. The Parties shall, mutually, decide whether to suspend or waive certain obligations hereunder, depending on the seriousness of the event.

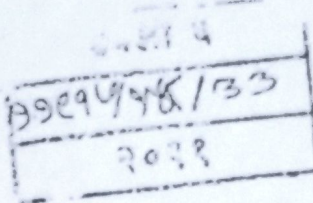
After the cessation of the force majeure cause, as mentioned above, the prevented party shall notify the other party by, telex or telefax without delay, followed by a letter within seven (7) days thereafter. Any party hereto hindered by an Event of Force Majeure shall use its best efforts to minimize and overcome the consequences of the Events of Force Majeure and shall resume the performance of its duties under these presents as soon as possible after the cessation of the

or waive certain
09/09/2022
ECSE 29/157
mentioned above,


**PRINCIPAL**



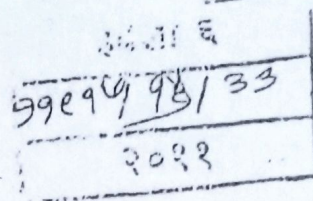




ह व ल-१२  
the date of  
६८९ २२ ५१  
२०१२



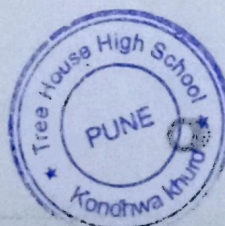
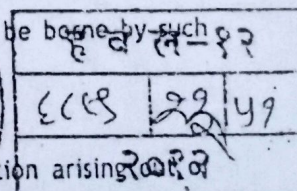
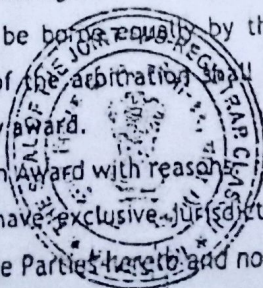




18. Any notices/communication required to be given to any of the Parties hereto shall be deemed to be sufficiently given or served, if sent to the other Party at the address mentioned in the title hereof by Registered Post Acknowledgement Due. A Notice to No.1 of the Lessors shall be deemed to be notice to all Lessors.

19. The parties hereto agree that in the event of any disputes or differences arising at any time hereafter between the parties hereto and/or their associates/nominees, in respect of any matter concerning this transaction, and/or any document/writing entered into between them in pursuance hereof, the same shall be referred to the arbitration of three arbitrators. In such an event:

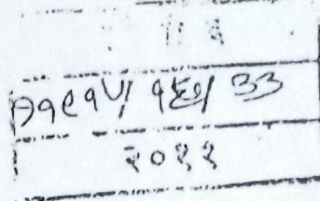
- a) Each party shall appoint one arbitrator and the arbitrators so appointed by the parties shall then appoint a third arbitrator to act as an Umpire to preside over the arbitration proceedings. Such Arbitration shall be governed by the provisions of Arbitration & Conciliation Act, 1996.
- b) The venue of such arbitration shall be at Pune and the language to be used in the arbitral proceedings shall be English.
- c) The arbitrators' fees shall be borne equally by the Parties and all other costs and expenses of the arbitration shall be borne by such party as the arbitrators may award.
- d) The Arbitrators shall pass an Award with reasons.
- e) The Courts in Pune shall have exclusive jurisdiction arising out of this transaction between the Parties hereto and no other Courts shall have jurisdiction.
- f) The existence of any dispute or difference or the initiation or continuance of the arbitration proceedings shall not postpone or delay the performance by the Parties of their respective obligations under this transaction.



*Maya*

Scanned with OKN Scanner  
**PRINCIPAL**



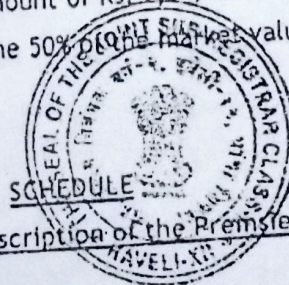


20. The stamp duty and all other expenses in respect of this Lease Deed and duplicate thereof and the registration charges payable on the same are borne and paid by Lessee.

Stamp duty:

The stamp duty payable on this Deed is calculated as follows:

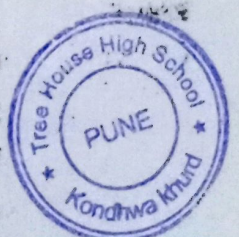
The market value of the Premises is Rs. 3,01,97,500/- calculated at Rs. 9,550/- per sq. mtr. for an area of 700 sq. mtrs. of land amounting to Rs. 66,85,000/- and construction of 2,475 sq. mtrs. @ Rs. 9,500/- per sq. mtrs. amounting to Rs. 2,35,12,500/-, the period of lease is 29 years and the 50% value of the Premises is Rs. 1,50,98,750/-. As per Article 36 (iv) of The Bombay Stamp Act, 1958, an amount of Rs. 7,54,937=50 rounded off to Rs. 7,55,000/- calculated @ 5% of the 50% of the market value of the Premises, is paid on this Deed.



SCHEDULE  
(Being the description of the Premises)

ह व ल-१२
६८९/२४/५१
२०१२

All those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. Hissa No. 3/1/198 admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No. Hissa No. 3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, alongwith alongwith proportionate right, title and interest in the Lands and the entire building constructed thereon and comprising of ground floor and five floors having a total built-up area of 2,475 sq. mtrs. constructed above the same and which lands and



PRINCIPAL





59090/90/33  
2088

3/1 (Balance), on or towards South by land bearing S. No. 38 Hissa no.3 (Part) owned by Mr. Anwar Abdul Ajiz Mehedavi and Shri Balkawade, on or towards West by land bearing S. No. 38 Hissa No. 3/3 (Balance) and on or towards North by 6 meter wide road out of land bearing S. No. 38 Hissa No. 3(Part), alongwith all easementary rights appurtenant thereto.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands to this writing the day and year first hereinabove written.

SIGNED AND DELIVERED )

By the within named Lessors )

in the presence of )

*[Signature]*

1) Mrs. Parvin Rashid Pansare

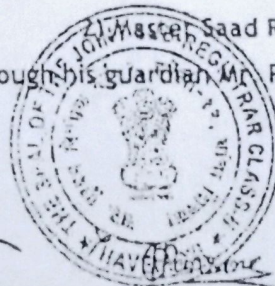
*[Signature]*

Signature: *[Signature]*

Name: *[Signature]*

Address: *[Signature]*

through his guardian Mr. Rashid Pansare



2088  
2088

3) Ms. Sumaiya Rashid Pansare

Through her Power of Attorney holder

Mrs. Parvin Rashid Pansare

*[Signature]*

4) Mr. Rashid Rehman Pansare

Signature: *[Signature]*

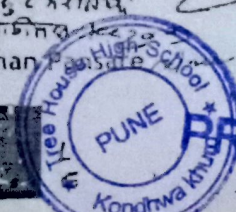
Name: *[Signature]*

Address: *[Signature]*

*[Signature]*

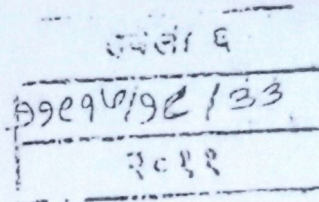


5) Smt. Fatemabi Rehman



PRINCIPAL





For Mira Education Trust

P. a. Behavio

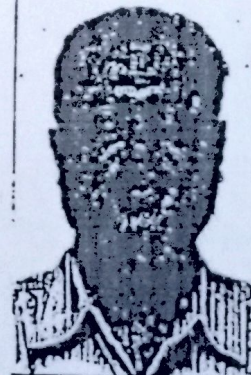
Trustee and Authorised Signatory

Signature: Vishal Shah  
Name: Vishal Shah  
Address 503/B Gauda Park  
Tihar Mumbai - 49

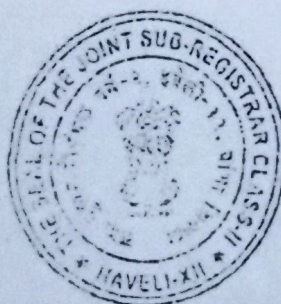


LESS

Signature: Arad K. Joshi  
Name: Arad K. Joshi  
Address 594, Nirgaza 1st  
Pune 30



LESSON



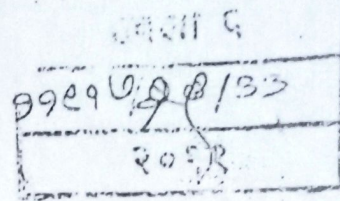
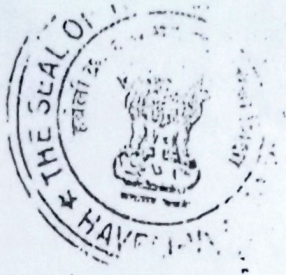
ह व ल-१२		
६८८९	२५	५१
२०१२		



*Mayr*

PRINCIPAL

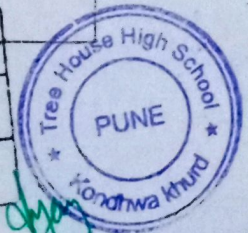
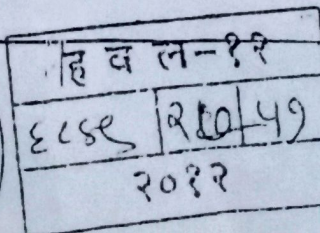




Annexure-A

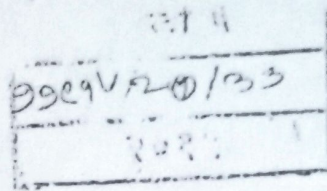
(Being the details of refundable Security Deposit paid by the Lessee to the Lessors)

No.	Amount (Rs.)	Particulars
1	30,00,000/-	Paid by cheque no. 000089 dated 23-11-2011 and drawn on Kotak Mahindra Bank Limited, Vadodara branch, Gujarat and drawn at the request and direction of the Lessors in the name of Mrs. Parvin Pansare
2	10,00,000/-	Paid by cheque no. 000090 dated 23-11-2011 and drawn on Kotak Mahindra Bank Limited, Vadodara branch, Gujarat and drawn at the request and direction of the Lessors in the name of Mr. Saad Pansare
3	10,00,000/-	Paid by cheque no. 000091 dated 23-11-2011 and drawn on Kotak Mahindra Bank Limited, Vadodara branch, Gujarat and drawn at the request and direction of the Lessors in the name of Ms. Sumaiya Pansare
4	10,00,000/-	Paid by cheque no. 000092 dated 23-11-2011 and drawn on Kotak Mahindra Bank Limited, Vadodara branch, Gujarat and drawn at the request and direction of the Lessors in the name of Smt. Fatehabi Pansare
	60,00,000/-	Total



PRINCIPAL





PRINCIPAL





# MIRA

EDUCATION TRUST

KALALI CROSSING, NEAR PETROL PUMP, ATLADARA MAIN ROAD, ATLADARA, VADODARA - 390012  
REG. NO. E/4684

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY TRUSTEES OF  
MIRA EDUCATION TRUST IN THEIR MEETING HELD ON MONDAY SEPTEMBER  
10, 2012 AT 1.30 P.M. AT THE REGISTERED OFFICE OF THE TRUST

Authority to Mr. Paresh Babaria to sign, execute and register the Deed of Rectification

The Chairman informed the trustees that, the Trust have executed the Lease Deed on December 02, 2011 with Pansare and Family ("Lessee") for the all those pieces of parcels of lands belongs to the Lessee situated at Village Kondhwa Khurd, Puna, Puna, District Pune for the period of Twenty Nine Years starting from 01.12.2012 upto 31.12.2040. Now the Parties to the said Lease Deed have mutually decided to execute Deed of Rectification (the "said Deed") to extend the period of lease from 29 years to 33 years i.e to say extension of four years.

In the trustees discussed the matter in detail and decided to give authority to Mr. Paresh Babaria to prepare, sign, execute and register the concern Deed; and passed the following resolution unanimously.

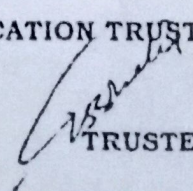
RESOLVED THAT Mr. Paresh Babaria, Trustee of the Trust be and is hereby authorised on behalf of Trust to sign and execute the said Deed of Rectification and other related requisite documents, and to present the said Deed and all other requisite documents for registration and admit execution thereof before the respective Sub-Registrar of Assurances and carry out all incidental acts, deeds and things required for the same on behalf of the Trust.

CERTIFIED TRUE COPY//

DATE: September 10, 2012

PLACE: Vadodara

For MIRA EDUCATION TRUST

  
TRUSTEE

  
PRINCIPAL





KALALI CROSSING, NEAR PETROL PUMP, ATLADARA MAIN ROAD, ATLADARA, VADODARA - 390012  
REG. NO. E/4684

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY TRUSTEES OF MIRA EDUCATION TRUST IN THEIR MEETING HELD ON NOVEMBER 29, 2011, AT REGISTERED OFFICE OF TRUST AT AFTER KALALI CROSSING, ATLADARA MAIN ROAD, VADODARA - 390 012 AT 10.30 A.M. AT WHICH ALL THE TRUSTEES WERE PRESENT

"RESOLVED THAT Mr. Paresh Babaria, Trustee of Mira Education Trust be and is hereby authorised on behalf of Trust to execute Lease Deed and other requisite documents with 1) Mrs. Parveen Rashid Pansare, 2) Mr. Saad Rashid Pansare, 3) Ms. Sumaiya Rashid Pansare, 4) Mr. Rashid Rehman Pansare and 5) Smt. Fatemabi Rehman Pansare (the "Lessors") in respect of all those pieces and parcels of lands comprising of a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Ares out of Survey No. 38 Hissa No. Hissa No. 3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, of Village Kondhwa Khurd, Pune, and the entire building constructed thereon and comprising of ground floor and five floors having a total built-up area of 2,475 sq. mtrs. constructed above the same (the "Premises") as per the draft placed before the meeting and initialed by the Managing Trustee for the purpose of identification.

RESOLVED further that to Mr. Paresh Babaria be and is hereby authorised to present the said Lease Deed and other requisite documents for registration and admit execution thereof before the Sub-Registrar of Assurances, pay Security Deposit thereunder, pay registration charges and procure receipt for the same, receive back the original lease deed from the office of Sub-Registrar, receive possession of the Premises from the Lessors and carry out all incidental acts, deeds and things required for the same on behalf of the Trust.

// CERTIFIED TRUE COPY //

DATE: 1/12/2011  
PLACE: Vadodra

For MIRA EDUCATION TRUST

99990.22/33  
2012

TRUSTEE



ह व ल-१२  
६६६ ३३ ५५  
२०१२



PRINCIPAL



CERTIFIED TRUE COPY  
BY MIRA EDUCATION TRUST

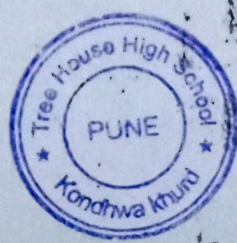
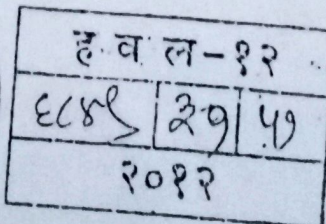
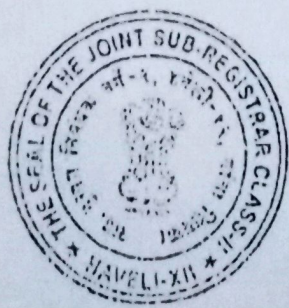
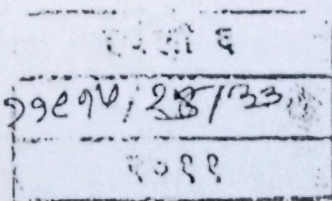
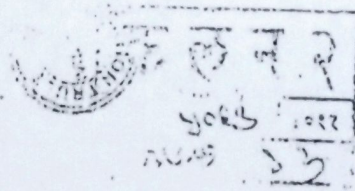
DATE

SIGNATURE

MIRA EDUCATION TRUST

DATE

SIGNATURE



PRINCIPAL



# मूल्यांकन पत्रक बां

Wednesday, November 23, 2011  
10:31:01AM

2011

पूणे

33-विभागाचे नाव : ( वि.क्र.33) कोट II (खर्द) (पूणे महानगरपालिका)

33/506-काढ्या रस्ता - सासवडकडे भाणारा सिध सोसायटी व सृजान पार्कयामधील चौक

Pune/Pimpri/Chichwad

सर्व्हे नंबर-38

वाढिक मूल्य दर  
प्रमाणानुसार  
मिळकतीचा दर  
9550.00

निवासी सदन

31700.00

वाग्ये

36500.00

दुका

44100.00

औवोग

0.00

मिळकतीचे क्ष

2475.00

वांधकामाचे व

1-आर सी सी

मिळकतीचा वा

स्वतंत्र

मिळकतीचा व

भूखंडावरील

उद्दयादन सुव

मिळकतीचे वय

0 TO 2

वर्षे

वांधकामाचा  
दर

9500.00 प्रति चौ. मीटर Rule 3

प्रमाणानुसार  
मिळकतीचा प्रति चौ.  
मीटर मूल्यदर

$$= \text{वाढिक मूल्यदर} + \text{प्रमाणानुसार न देन दर}$$

$$= 0.00 + 9500.00 / 100 \times 1.00$$

$$= 9500.00$$

A) मुख्य मिळकतीचे  
मूल्य

$$= \text{प्रमाणानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} \times \text{मिळकतीचे क्षेत्र}$$

$$= 9500.00 \times 2475.00$$

$$= 23512500.00$$

एकूण  
मूल्य

$$= \text{मुख्य जमिनीचे मूल्य} + \text{वांधकामाचे मूल्य}$$

$$= 6685000.00 + 23,512,500.00$$

$$= 30197500.00$$



ना ३  
9989 28/33  
2011



ह. व ल-१२  
६८६३/३२/५९

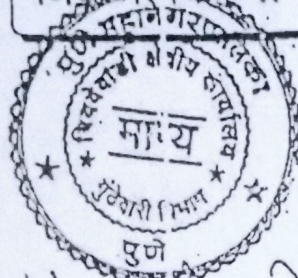


PRINCIPAL



70691

## नियमितीकरणचा दाखला



बांधकाम नियंत्रण कार्यालय,  
पुणे महानगरपालिका,  
शिवाजीनगर, पुणे - ४११ ००५.  
जा.क्र. - ४८२८ वि.ओ.का.  
दिनांक - १६/११/०६

नखवाला, अंबेपे, पांडळे व शिंदे लॉफे  
(श्री/श्रीमती) परविन राजेंद्र पानसरें  
श्री/श्रीमती अमार. एस. खांब्याळकर अँड असो. रा. कांजूर, पुणे.

यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, ३०  
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००१ नुसार मान्य तत्तुदीनुसार, पुणे मनपा हद्दीतील (गांव) कोटवा खुर्द  
/ स.नं. ३६ / हिस्सा नं. ३१, ३१/२९२ ३१/२९३ / सोसायटी / कोलनी

मधील अनधिकृत मोक्या भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र.  
दि. .... नुसार अर्ज व विकसनाचे : काशे दाखल करून, अनधिकृत मोक्या भूखंड / भूखंडासह बांधकाम  
नियमित करण्याची विनंती केली आहे.

अनधिकृत मोक्या भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये  
विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाद करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण बरणेकरिता पुणे  
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००१ अन्वये सदरचा अनधिकृत मोक्या भूखंड / भूखंडासह बांधकाम  
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित  
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

अ) नकाशाभूमीत भूखंडाचे क्षेत्र ७०००.०० चौ.मी.

ब) नकाशाभूमीत बांधकाम क्षेत्र २५.४६.०० चौ.मी. (अक्षरी क्षेत्र पंचवीस सौ सेंटचालीस चौ.मी.)

टीप :-

- जागेच्या व इमारतीच्या भातकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून  
सदरचा दाखला देण्यात आलेला आहे.
- नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व  
माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन  
करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोक्या  
भूखंड / भूखंडासह बांधकाम हे अनधिकृत असून अर्जदारावर कायदा करणेत येईल.
- मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजल्यात याचा.
- यापुढील पत्रव्यवहार करताना मान्य दाखला क्र मांक व दिनांक याचा उल्लेख करावा.

Dis/one  
हस्ताक्षरित  
बांधकाम नियंत्रण क्र.  
पुणे महानगरपालिका

TRUE COPY

सहायक अभियंता  
बांधकाम नियंत्रण क्र.  
पुणे महानगरपालिका



ह व स १२  
६८४९ ३४ ५७

PRINCIPAL



आह्वान दिनांक : २८/१०/२०१०

१०५३ प्रमाण पर्याप्त अतिरिक्त अतिरिक्त आर्जन नोंदवहा ( तथा व णं व सुमियतांत ठेवणे ) नियम . १९७१ चार्टल नियम ३. ६. ८ आणि ७ ]

जिल्हा : पुणे

ह व ल-१२			
६८४९	३४०	३५	
२०१२			

पिळांजी नोंदवहां

बिनागुल्लू अर्थात् महामूल अधिकार अभिलेख आणि मादबहणा ( तथा ११७१ व मुमियताने ठेवणे ) नियम . ११७१ यातून नियम २१ )

२००५-१० उत्प  
पड ०.०१.००

Print Serial No 272500070312040000/5628

अन्ततः जवकल तयार

तदपिल्लार हजेली

PRINCIPAL



गाव नमुना सात  
अधिकार अभिलेख पत्रक

अहवाल दिनांक : २८/१०/२०१०

ह सभेन महसूल अधिकार अभिलेख आणि नोंदवहया ( तपार कारणे व सुस्थितीत ठेवणे ) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७]

तालुका : हवेली		जिल्हा : पुणे	
गाव क्रमांकाचा प्रमाणपत्र	पुनरावृत्ती	भगवटादाराचे नाव	
भगवटादाराचे नाव - १			
सामान्य नाव	राज्य	आकार	आणि व पा.ख. फ.पा.
हवेली गाव नमुना	पराबिल रजिस्ट्रार कार्यालय	२०१५०	०८
		(१५८१९)	८४९
			बुळाचे नाव
			इतर अधिकार
पत्रक क्रमांक			
हवेली नं.			
१९८९५/१०/३३			
२०११			
सोमा आणि भूमापन विभागे			



हवेली नं.  
१९८९५/१०/३३  
२०११

गाव नमुना बारा  
पिकांचो नोंदवहो

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया तपार कारणे व सुस्थितीत ठेवणे] नियम , १९७१ यातील नियम २९]

पिकाखालात क्षेत्राचा तपशील

पिकाखालात क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेता
मिश्र पिका खालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र							
प्रमाणपत्र क्रमांक		घटक पिके व प्रत्येका खालील क्षेत्र			अजल सिंचित							
हवेली	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	विवाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप क्षेत्र			

२००९-१० खराप  
१३ ००१५०

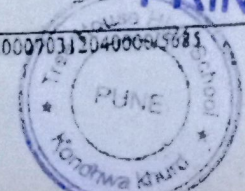
PRINCIPAL



हवेली-१३  
१९८९५/१०/३३  
२०११

Print Serial No 27250007031204000005685

अजल नसकल तपार





अव्यास दिनांक : २८/१०/२०१०


[नियम ३: सर्वोच्च प्रत्यक्ष आयकर अधिनियम अधिनियम और नोटबहाल (संशोधन) अधिनियम १९७१ के अधिनियम ३, ५, ६ और ७]

जिल्हा : पुणे

पिऊंथो नॉरखही

महाराष्ट्र जमात महसूल अधिकार अधिनियम, १९७१ (तद्वार क्र. ७७) मुद्रितान्त (१९७१) निषेध, १९७१ शासित निषेध २९।

पिकाछाला व बाचा तपराळ										लागावडोसओ उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेती
मिश्र पिका छाला क्षेत्र						निर्गळ पिकाछाला क्षेत्र						
मिश्रपिका खेळत प्रमाणक		एकक पिके व प्रत्येक छाली व क्षेत्र				अजल सिंचित						
जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	स्वरूप क्षेत्र		



ह व ल-१२

२००९-१० छाया  
२५ ०.३२.००

२००९-१० छाताप  
पड ०.३२.००

Print Serial No 2725000703120400005633

अस्सल नवकल तयार

..... દહેલી કરિલા

PRINCIPAL



घोषणा पत्र

मौजूदा / तो. परकीठा राखिए पात्र लें यादारे पोषीत कल्लो

क्र० पुष्पान्तर निबंध हरेली क्रं ६१ पंचे कार्यांतपात. श्रावणे २५-२६ दिवाकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. सुभाष राशिद फन (१२)

तफे अधिकृत स्वाक्षरी २२५१ ११०० पांना दस्त

92 ~~100~~ 100

क्र. ४२३५ पा दस्त नं. २०१२

अन्वये दितेत्वा कु.मु.पत्राच्या

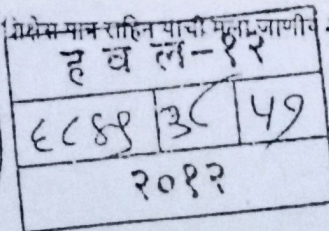
आधार: मी सदर दस्त नोंदविलेला सदर केला आहे / निष्पादीत करून फुली जबाब दिला आहे. सदर कु.मु.पत्र

लिहून देणार यांनी कु.मु. पत्र रद्द केले नाही किंवा कु.मु. पत्र लिहून देणार. व्यक्तीपैकी कोणीही भयत झालेले

नाही किंवा अन्य कोणाच्याही कारणांमुळे कु.मु.पत्र रद्दबातल ठरवले नाही. सदरचे कु.मु.पत्र पूर्णपणे वैध असून

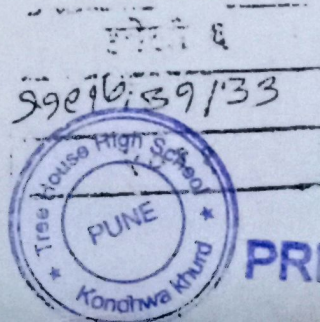
उपरोक्त कृती करण्यास मी पुर्णता सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम

नोटणी अधिनियम १९१३ के अन्वये शिष्टोक्त मान राहिन याची मूला जाणीव आहे.



दिनांक - 2/9/21

कु.मु.पत्रधारक



PRINCIPAL



11/12/2011

दुय्यम निवेदन

दस्त गोषवारा भाग-1



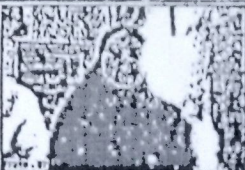



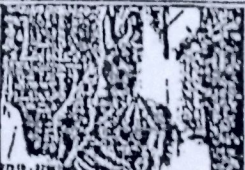

हवल6

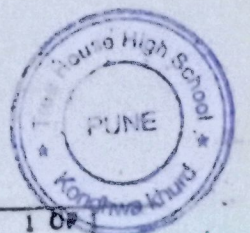
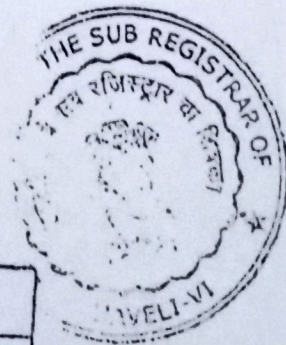
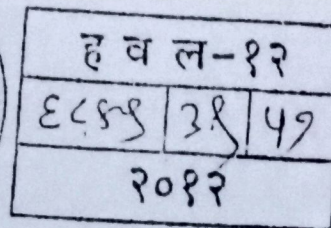
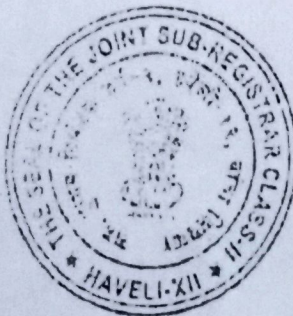
दस्त क्र 11917/2011

32/33

दस्त क्रमांक : 11917/2011

दस्तावेज प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1. नाव: मिरा एन्जुबेन हारद मोदजीकुल दिवसेरत साखा मोदजी व E/4884/बडोहरा पांढे तर्फे अधिपूत राही शरणार (AAATM4953A) पी परेश लसीतपुनार पत्ता: घर/फ्लॅट नं. - मालकी/रस्ता: इमारतीचे नाव: इमारत नं.: वेड/पसकत: शहर/गाव: अ 13/12 कुरे	लिहून देणाऱा वय 50 सही P. - <i>P. - B. B. B.</i>		
2. नाव: श्री परशुराम रशिद पानसरे स्वतः सादी व सुनेच्या रशिद पानसरे पांढे तर्फे कु मु म्फणुन - पत्ता: घर/फ्लॅट नं. - मालकी/रस्ता: इमारतीचे नाव: इमारत नं.: वेड/पसकत: शहर/गाव: अ 13/12 कुरे	लिहून देणाऱा वय 40 सही <i>Shirur</i>		
3. नाव: कु. साद रशिद पानसरे तर्फे अपाक म्हणुन व स्वतः परशुराम रशिद रेहमान पानसरे - पत्ता: घर/फ्लॅट नं. - मालकी/रस्ता: इमारतीचे नाव: इमारत नं.: वेड/पसकत: शहर/गाव: सदर ता.पु.नं.: पिन:	लिहून देणाऱा वय 50 सही <i>Shirur</i>		
4. नाव: श्रीमती फातिमाबी रेहमान पानसरे - पत्ता: घर/फ्लॅट नं. - मालकी/रस्ता: इमारतीचे नाव: इमारत नं.: वेड/पसकत: शहर/गाव: सदर ता.पु.नं.: पिन: पिन नम्वर: AAKPP9094Q	लिहून देणाऱा वय 71 सही <i>7</i>		



दस्तावेज करून देणार तह्याअधीत (भाडेपट्टा) दस्तावेज करून दिल्याचे कट्टा भरतात.

108

PRINCIPAL









MAHARASHTRA

१. मालिक, मालिकी आणि अलादीन ऑफिस

को. भा.प. को. नि. मालिक, मुंबई - ४०० ०५३

पत्ता: ए.ए. को. प्रमाण - ८२३

प्रमाण - १८ दिनांक

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

मालिक, मालिकी, मुंबई

FH 539257

DEED OF RECTIFICATION

WIRAX EDUCATION TRUST,  
7th Floor, 'C' Wing,  
Near Infinity Mall, Off. Link Road,  
Andheri (W), Mumbai-400 053.

L. S. BAMBLE

(of Lease Deed dated 02<sup>nd</sup> December, 2011)

मैदा बापू गायकवाड

This Deed of Rectification is made and executed at Pune on 19<sup>th</sup> day of

June 2012 by and

Between

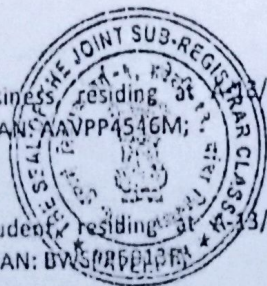
1) Mrs. Parvin Rashid Pansare  
Age: 40 years, Occupation: Business, residing at  
Kondhwa Road, Pune - 411 040, PAN: AAUVP4546M;

2) Mr. Saad Rashid Pansare  
Age: 18 years, Occupation: Student, residing at  
Kondhwa Road, Pune - 411 040, PAN: DWSRPP4546M;

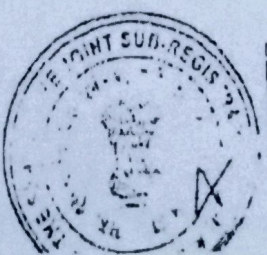
3) Ms. Sumaiya Rashid Pansare  
Age: 23 years, Occupation: Student, residing at A-13/12, Kubera Park,  
Kondhwa Road, Pune - 411 040, PAN: ATPPP7416D; POH Parvin Rashid

Pansare

4) Mr. Rashid Rehman Pansare



12, Kubera Park, १२
६८९ ७९ ५९
२०१२



ह व ल-१२
४२२९ ९ ९९
१०१२



PRINCIPAL



Age: 50 years, Occupation: Service, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: ABHPP2285Q;

5) Smt. Fatemabi Rehman Pansare

Age: 76 years, Occupation: Business, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: AAXPP9094Q;

Hereinafter called or referred to as the "Lessors" (which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and successors)

.....Party of the One Part

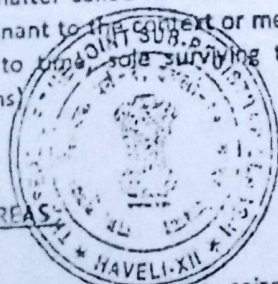
And

Mira Education Trust,

a Public Trust registered under the provisions of The Bombay Public Trusts Act, 1950, having its registration no. E/4684/Vadodara and having its address at After Kalali Crossing, Atladara main Road, Vadodara, PAN: AAATM4953A, represented by Mr. Paresh Lalitkumar Babaria - Authorized Trustee, Age: 50 years, Occupation: Business, having his office at 2B, 64, Rustomji Complex, Rustomji Regency, Jaswant Sawant Road, Dahisar (West), Mumbai - 400 068,

Hereinafter called or referred to as the "Lessee" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its trustees from time to time, sole surviving trustee, successors of last surviving trustee and assigns)

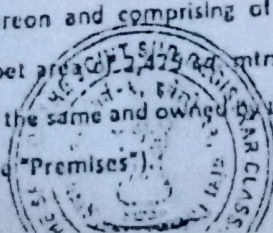
WHEREAS



ह व ल-११		
४२२१	२	११
२०११		

.....Party of the Other Part

1. The Lessors are seized and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No.3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, alongwith proportionate right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total carpet area of 5423 sq. mtrs. (excluding basement) constructed on the Lands the same and owned by the Lessors (hereinafter called or referred to as the "Premises").



ह व ल-११		
४८३९	४२४१	
२०११		





lease of the Premises to and in favour of the Lessee for a period of 29 (Twenty Nine) years commencing from 01-01-2012 and ending on 31.12.2040 for certain monthly compensation and upon the terms and conditions as mentioned in the Said Deed. The copy of the Said Deed dated 02<sup>nd</sup> December, 2011 is annexed hereto and marked as Annexure-A.

3. The Parties to the Said Deed have mutually agreed to execute this Deed of Rectification with a view to change the Lease Rent for period of 18 (eighteen) months commencing from 01.07.2012 upto 31.12.2013 to be paid to the Lessors by the Lessee and thereafter the lease rent will be the same as mentioned in the said Lease Deed.
4. By this Deed of Rectification only the clause mentioned below is changed and the other terms and conditions of the Said Deed are remains the same.

**NOW THIS DEED OF RECTIFICATION WITNESSETH**

1. It is agreed between the parties to this Deed of Rectification that only the clause mentioned below are changed -

Clause No. 2 of the said Deed shall stand rectified and read as under:

2. The Lessee shall pay to the Lessors lease rent as is more particularly detailed hereinbelow:

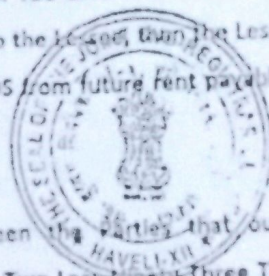
- A) For the initial period of 6 (Six) months from 01.01.2012 to 30.06.2012, the Lessee shall pay to Lessor Nos. 2, 3 and 5 an amount of Rs. 75,000/- per month to each and pay to Lessor No. 1 an amount of Rs. 41,664/- per month aggregating an amount of Rs. 2,66,664/- per month towards lease rentals.
- B) The Lessee shall pay in advance Rs. 52,93,800/- (Rupees Fifty Two Lacs Ninety Three Thousand Eight Hundred Only) as a Deposit ("the said deposit") to the Lessors in following proportion towards lease rental for period of next 18 (Eighteen) months from 01.07.2012 to 31.12.2013 -

Name of Lessor	Amount of Deposit to be paid	Amount of revised rent to be adjusted every month
Saad Rashid Pansare	Rs.11,24,190/-	Rs.62,455/-
Sumaiya Rashid Pansare	Rs.11,24,190/-	Rs.62,455/-
Fatemabi Rehman Pansare	Rs.11,24,190/-	Rs.62,455/-
Parvin Rashid Pansare	Rs.19,21,230/-	Rs.1,06,745/-
Total	Rs.52,93,800/-	Rs.2,94,100/-

Kondhwa Khurd  
PRINCIPAL



C) It is mutually agreed between the Parties that for period of 18 (Eighteen) months from 01.07.2012 to 31.12.2013, instead of paying rent as mentioned in the Lease Deed dated 02<sup>nd</sup> December, 2011, the Lessee shall pay to the Lessors the revised rent as mentioned above. The monthly revised rent as mentioned above shall be adjusted from the above said deposit every month for period of said 18 (Eighteen) months. The Rent is net of Tax Deducted at Source (TDS) it means the TDS has already been deducted from the Rent as per current TDS rates. If there is any increase in the TDS rates, the Lessee will pay the same on behalf of the Lessors and thereafter the Lessors shall reimburse the said amount of TDS difference to the Lessee. If Lessors fail to reimburse the said amount to the Lessee, then the Lessee shall be entitled to adjust the said amount of TDS from future rent payable to the Lessors under the said Lease Deed.



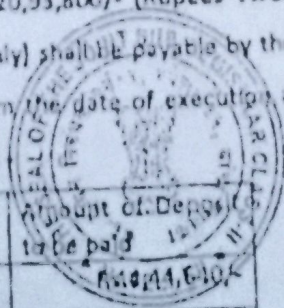
6	4	1-88
22	9	97

D) It is further agreed between the Parties that out of total deposit of Rs.52,93,800/- (Rupees Fifty Two Lacs Twenty Three Thousand Eight Hundred Only), the Lessee shall pay Rs.32,00,000/- (Rupees Thirty Two Lacs Only) to the Lessors on the date of execution and registration of this Deed of Rectification in the following proportion -

Name of Lessor	Amount of Deposit to be paid
Saad Rashid Pansare	Rs.6,79,550/-
Sumaiya Rashid Pansare	Rs.6,79,550/-
Fatemabi Rehman Pansare	Rs.6,79,550/-
Parvin Rashid Pansare	Rs.11,61,350/-
Total	Rs.32,00,000/-

E) The balance amount of Rs.20,93,800/- (Rupees Twenty Lacs Ninety Three Thousand Eight Hundred Only) shall be payable by the Lessee to the Lessors within 30 (Thirty) days from the date of execution and registration of this Deed in following proportion:

Name of Lessor	Amount of Deposit to be paid
Saad Rashid Pansare	Rs.4,44,640/-
Sumaiya Rashid Pansare	Rs.4,44,640/-
Fatemabi Rehman Pansare	Rs.4,44,640/-
Parvin Rashid Pansare	Rs.7,59,880/-
Total	Rs.20,93,800/-



20	93	800
20	93	800



PRINCIPAL



and other terms & conditions as mentioned in the Said Lease Deed shall continue and remain in force as it is. After 31 Dec 2013, the terms and conditions mentioned in respect of Rent and period in the said Lease Deed shall be continued.

IN WITNESS WHEREOF the parties have signed these presents, in duplicate, the day and year first hereinabove mentioned.

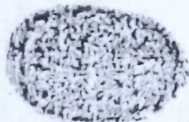
SIGNED AND DELIVERED  
By the withinnamed Lessors  
in the presence of

1) Mrs. Parvin Rashid Pansare



Pansare

2) Mr. Saad Rashid Pansare



Pansare

3) Ms. Sumaiya Rashid Pansare  
through her Power of Attorney holder



Pansare  
Mrs. Parvin Rashid Pansare

4) Mr. Rashid Rehman Pansare



Pansare  
समिखा रं अजडा कासिमारी

5) Smt. Fatemabi Rehman Pansare



पाकशरे  
बोम  
ममे

SIGNED AND DELIVERED  
by the withinnamed Lessee  
through its Authorised Signatory  
in the presence of



For Mira Education Trust

M. Pansare  
Authorised Signatory

① Tobez

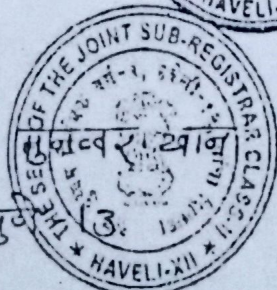
Shaikh Tobez Parooque  
55 nana path, pune.



ह व ल-१२	
४२२७	५११
२०१२	

② जाकीर

हडपसर बामटेकडी पुणे



ह व ल-१२	
६८८५	४५५१
२०१२	



Principal  
PRINCIPAL



RECEIPT

Received from the within named party of the other part, the sum of  
Rs.32,00,000/- (Rupees Thirty Two Lacs Only) in the following proportion -

Name of Lessor	Amount of Deposit to be paid
Saad Rashid Pansare	Rs.6,79,550/-
Sumaiya Rashid Pansare	Rs.6,79,550/-
Fatemabi Rehman Pansare	Rs.6,79,550/-
Parvin Rashid Pansare	Rs.11,61,350/-
Total	Rs.32,00,000/-

We, say received

1) Mrs. Parvin Rashid Pansare

2) Mr. Saad Rashid Pansare

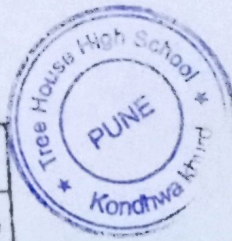
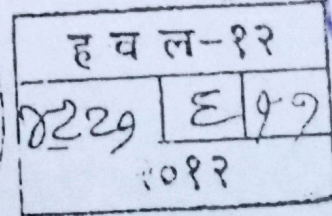
3) Ms. Sumaiya Rashid Pansare  
through her Power of Attorney holder  
Mrs. Parvin Rashid Pansare

4) Mr. Rashid Rehman Pansare

5) Smt. Fatemabi Rehman Pansare

Place:

Dated: 18/06/2012



**PRINCIPAL**

Cheque No. 000016

Cheque No. 000013

Cheque No. 000014

Cheque No. 000015

1161350/-

679550/-

679550/-

679550/-

Parvin Rashid Pansare

Saad Rashid Pansare

Sumaiya Rashid Pansare

Fatemabi Rehman Pansare



CERTIFIED TRUE COPY OF CIRCULAR RESOLUTION PASSED BY THE TRUSTEES OF MIRA EDUCATION TRUST ON MONDAY MAY 18, 2012

"RESOLVED THAT the Trust intends to revise some clauses in the Lease Deed dated December 02, 2011 signed by trust for school premises at Land and Building situated at "Village Kondhwa Khurd, Taluka Haveli, District Pune (more specifically described in the said Lease Deed)" through the Deed of Rectification."

"RESOLVED FURTHER THAT Mr. Paresh Babaria, Trustee of the Trust, be and is hereby authorized on behalf of Trust to sign, execute the Deed of Rectification and to appear before the office of the respective Sub-Registrar of Assurances at Pune and represent the Trust to complete all necessary formalities for registration of the said Deed of Rectification of Lease Deed."

//CERTIFIED TRUE COPY//

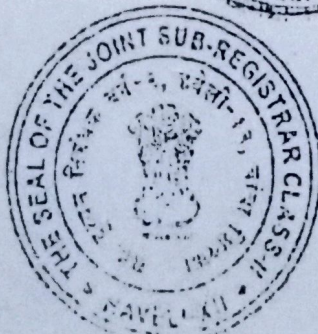
Place: Vadodara  
Date: May 18, 2012

For MIRA EDUCATION TRUST

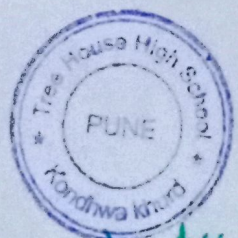
Trustee



ह व ल-१२		
४२२९	८	९९
१०-१२		



ह व ल-१२		
६८८९	४०	५९
२०१२		



PRINCIPAL



2012

दुय्यम निबंधकः

दस्त गोपवारा भाग-1

दस्त क्र 4221/2012

10:10 pm

हवेली 12 (कोडवा खुदुय)

90/99

दस्त क्रमांक : 4221/2012

दस्ताचा प्रकार : पुण दुरुस्ती पत्र

नु.क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त

1

नाव मित एज्युकेशन ट्रस्ट नोंदणीकृत विन्धस्त संस्था  
नोंदणी नं. E/4684 बडोदरा यांचे तर्फे अधिगृत सही  
करणार परेश ललीतकुमार बाळरिंगा - -  
पत्ता घर/प्लॉट नं. ओळीस 2 वी 64 रुतामजी  
कोयलेकर, जसवंत

लिहून देणार

वय 50

सही

P. B. B. B.



2

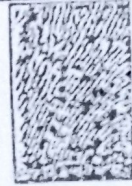
नाव सी पब्लिक रशिय पानसरे स्वतः साजी व सुनीया  
रशिय पानसरे तर्फे कु मु - -  
पत्ता घर/प्लॉट नं. कोडवा खुदुय पुणे 48  
पत्नी/रस्ता -  
ईमारतीचे नाव -  
ईमारत नं -  
पेट/वसाहत -  
हजर/गाव -  
जानु -  
मिन -

लिहून देणार

वय 40

सही

P. B. B. B.



3

नाव कु साद रशिय पानसरे - -  
पत्ता घर/प्लॉट नं. सादर  
पत्नी/रस्ता -  
ईमारतीचे नाव -  
ईमारत नं -  
पेट/वसाहत -  
हजर/गाव -  
जानु -  
मिन -  
वय नम्वर -

लिहून देणार

वय 18

सही

P. B. B. B.



4

नाव रशिय रहमान पानसरे - -  
पत्ता घर/प्लॉट नं. सादर  
पत्नी/रस्ता -  
ईमारतीचे नाव -  
ईमारत नं -  
पेट/वसाहत -  
हजर/गाव -  
जानु -  
मिन -  
वय नम्वर -

लिहून देणार

वय 50

सही

P. B. B. B.



5

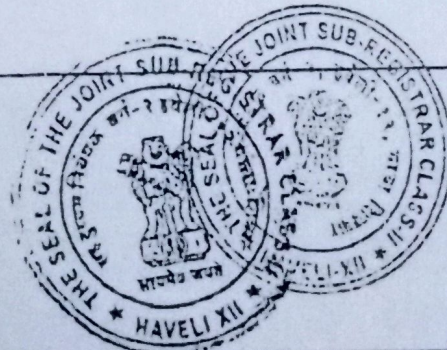
नाव सोमली कांतिभायी रहमान पानसरे - -  
पत्ता घर/प्लॉट नं. सादर  
पत्नी/रस्ता -  
ईमारतीचे नाव -  
ईमारत नं -  
पेट/वसाहत -  
हजर/गाव -  
जानु -  
मिन -  
वय नम्वर -

लिहून देणार

वय 78

सही

P. B. B. B.



ह व ल-१२

E. C. S. 12 49

२०१२



PRINCIPAL

दस्त गोपवारा भाग-1 (पुण दुरुस्ती पत्र) दस्त गोपवारा भाग-1 (पुण दुरुस्ती पत्र) दस्त गोपवारा भाग-1 (पुण दुरुस्ती पत्र)



दस्तावेजांक व नं: 6849/2012

Tuesday, September 11, 2012

10:11:01 AM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोंडवा खुर्द

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप चुक दुरुस्ती पत्र  
व बाजारभावा (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
वही पट्टेदार ते नमूद करावे) मोबदला रु. 0.00

वा.मा. रु. 32,032,000.00

- (2) भू-मापन, पोटहिरसा व धरक्रमांक  
(असल्यास)

(1) वर्णना मोजे कोंडवा खुर्द येथील स नं 38/3/1 क्षेत्र 3 आर. स नं 38/3/1/19व क्षेत्र 01.50  
आर.स नं 38/3/1/19/2 क्षेत्र 01.50 आर. स नं 38/3/3 क्षेत्र 1 आर असो एकूण 7 आर म्हणजे  
700 चौ मी त्यावर बांधलेल्या 2475 चौ मी इमारतीचे बांधकामासह (मुळ दस्ताने रु 755040 मु  
शु व या दस्ताने रु 846700/- मु शु भरले असो) (मुळ माडेपट्टा मुदत 29 वर्षांचा होता तो या चुक  
दुरुस्ती पत्राने 33 वर्षांचा केला)

- (3) क्षेत्रफळ

(1)

- (4) आकारणी किंवा जुडी देण्यात  
असेल तेव्हा

(1)

- (5) दस्तावेज करून देण्या-या  
पदाकाराचे व संपूर्ण पत्ता नाव किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, प्रतियादीचे  
नाव व संपूर्ण पत्ता

(1) 1. तो प्रसिध्द रशिद पानसरे स्वतः करीता व सौ सुमय्या रशिद पानसरे यांचे कु मु म्हणून -  
पर/प्लॅट नं: - गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव:  
3-13/12 कुबेरा माये कोंडवा खुर्द पुणे-48. तालुका: -; पिन: -; पॅन नम्बर: -.  
(2) 2. ता. रशिद पानसरे-BWSPP5013R पर/प्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे  
नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.  
(3) 3. रशिद पानसरे (ABHPP2285Q) स्वतः करीता व श्रीमती फातिमाबी रडेमान पानसरे  
यांचे तर्फे कु मु म्हणून - पर/प्लॅट नं: - सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं:  
- पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (6) दस्तावेज करून घेण्या-या  
पदाकाराचे नाव व संपूर्ण पत्ता किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, बादीचे नाव  
व संपूर्ण पत्ता

(1) गिरा एज्युकेशन ट्रस्ट नॉटरीयुल ट्रस्ट (AAATM4953A) मुख्य कार्यालय बडोदा  
गुजरातसाठी अधिकृत नमूदले दस्तऐवज ललीतकुमार बाबरीया - - पर/प्लॅट नं: -;  
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: कालासी क्रॉसिंग  
अटलदरा, बडोदा गुजरात; तालुका: -; पिन: -; पॅन नम्बर: -.

- (7) दिनांक करून दिल्याचा 11/09/2012  
(8) नोंदणीचा 11/09/2012  
(9) अनुक्रमांक, खंड व गृह 6849 /2012  
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 846700.00  
(11) बाजारभावाप्रमाणे नोंदणी रु 100.00  
(12) शेर

श्री. पद्मे शिवाजी

यांना दिली.

मी नकल बाचली  
कजरात घेतली  
असतातचर हुकुम नकल

दस्ता सोबतची नकल

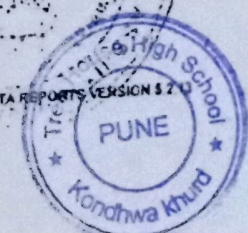
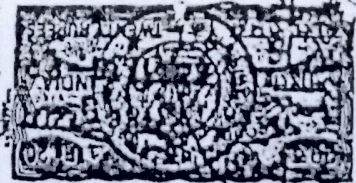
श्री. पद्मे शिवाजी

यांना दिली.

दि. ११ / ९ / २०१२

सह. दुग्धम निबंधक नं-२  
हवेली क्र.१२, पुणे.

सह. दुग्धम निबंधक नं-२  
हवेली क्र.१२, पुणे.



PRINCIPAL



दुय्यम निबंधक

हवेली 12 (कोंढवा बुद्रुक)



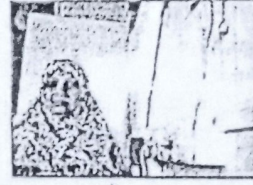
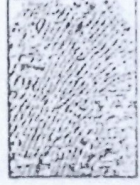




दस्त गोषवारा भाग-1

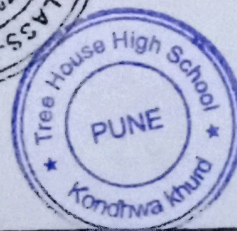
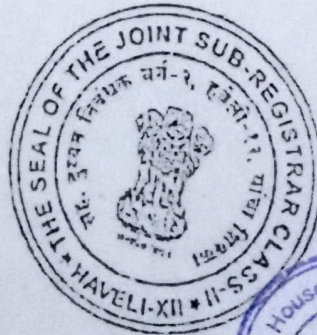
दस्त क्र 6849/2012

५०/५९

क्र : 6849/2012

प्रकार : चुक दुरुस्ती पत्र

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1. मि. एज्युकेशन ट्रस्ट नोंदणीकृत ट्रस्ट (AAATM4953A) मुख्य कार्यालय मंडोना गुजरातराठी अधिकृत नोवलेले ट्रस्टी परेश ललीतकुमार बावरीया - पत्ता: घर/प्लॉट नं. - मालकी/रस्ता: - ईमारतीचे नाव: - ईमारत नं. -	लिहून देणार वय 50 सही P. S. Bawariya		
2. मा. 1. री. पानसरे रशिद पानसरे स्वतः करीता व री गुणवत्ता रशिद पानसरे यांचे कु मु म्हणून - पत्ता: घर/प्लॉट नं. - मालकी/रस्ता: - ईमारतीचे नाव: - ईमारत नं. - पेट/मालाहता: - सहच/पावळे-13/12 बुद्रुक	लिहून देणार वय - सही P. S. Bawariya		
3. मा. 2. रशिद पानसरे-BWSPP5013R - - पत्ता: घर/प्लॉट नं. सदर मालकी/रस्ता: - ईमारतीचे नाव: - ईमारत नं. - पेट/मालाहता: - सहच/पावळे: - तातुका: - मिन. - वेत मध्यार. -	लिहून देणार वय - सही P. S. Bawariya		
4. मा. 3. रशिद रहमान पानसरे (ABHPP2285Q) स्वतः करीता व श्रीमती कांतिमायी रहमान पानसरे यांचे सहच कु मु म्हणून - पत्ता: घर/प्लॉट नं. सदर मालकी/रस्ता: - ईमारतीचे नाव: - ईमारत नं. - पेट/मालाहता: -	लिहून देणार वय - सही P. S. Bawariya		



*Signature*  
**PRINCIPAL**



49/49

म.स. [हवल12-6849-2012] चा गोपवारा  
मूल्य : 32032000 गोपवारा 0 भरलेले मुद्रांक शुल्क : 846700

दस्त हजर केवयाचा दिनांक : 11/09/2012 11:26 AM

विवाहनामा दिनांक : 11/09/2012

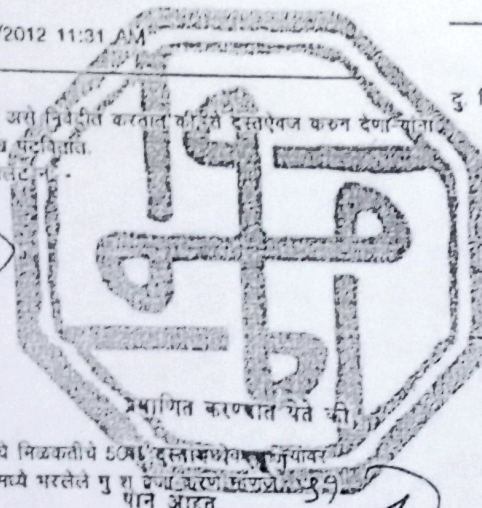
दस्त हजर करणा-याची सही :

*[Signature]*

दस्तावा प्रकार : (65) चुक दुकस्ती पत्र  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 11/09/2012 11:26 AM  
शिवका क्र. 2 ची वेळ : (प्री) 11/09/2012 11:28 AM  
शिवका क्र. 3 ची वेळ : (कमुली) 11/09/2012 11:31 AM  
शिवका क्र. 4 ची वेळ : (ओळख) 11/09/2012 11:31 AM

दस्त नोंद केवयाचा दिनांक : 11/09/2012 11:31 AM

ओळख :  
दुय्यम निबंधक यांच्या ओळखीचे दस्तम असे निवेदीत करतात की असे दस्तऐवज करून देण्यात आला  
यादीला ओळखतात, व त्यांची ओळख पुढीलप्रमाणे  
1) जेठ खेनबंद जी जोशी - घर/पुतलगा -  
गल्ली/रस्ता -  
हस्ताक्षरीचे नाव -  
हस्ताक्षर नं -  
पेट/वसाहत -  
शहर/गाव : 594 नारायण पेठ पुणे  
सालुका -  
दिन -



मुद्रांक शुल्क : सप्टेंबर 2012 चे निव्वकतीचे 50% दस्तावेज शुल्क  
दस्तम मु. शु. रकमेनुसार सप्टेंबर 2011 मध्ये भरलेले मु. शु. देण्यात आले आहे.  
चर्चीत मु. शु. हा 846700/- आहे.

दु. निबंधकाची सही  
हवेतो 12 (कॉटका बुद्रक)

सद दुय्यम निबंधक वर्ग-२ हवेतो १२ पुणे  
सद दुय्यम निबंधक वर्ग-२ हवेतो १२ पुणे  
दिनांक ११/९/२०१२

पावती क्र.: 6860 दिनांक: 11/09/2012  
पावतीचे वर्णन  
नांव: मिरा एज्युकेशन ट्रस्ट नोंदणीकृत ट्रस्ट  
(AAATM4953A) मुख्य कार्यालय बंदोदा  
गुजरातसाठी अधिकृत नेमलेले ट्रस्टी परेश  
ललीतकुमार वादरीया - -  
100 : नोंदणी फी  
600 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
ऊज्यात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

1060: एकूण

दु. निबंधकाची सही, हवेतो 12 (कॉटका बुद्रक)

दस्तावेजाचे कोटेशन नं.  
नं. ६० या नं. २००३ नं. २०१२  
पहिले मंत्राचे पुस्तकाचे  
६८६९ मंत्रा नोंदना

